

## MEMORANDUM

Date: January 20, 2010

To: TRPA Governing Board

From: TRPA Staff

Subject: Regional Plan Update Milestone Discussion and Direction to Staff on Water Quality and Stream Environment Zone (SEZ) Issues

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**Requested Action:** Governing Board direction to staff on the attached Milestone issues related to Water Quality and Stream Environment Zones (see Attachment A).

**Staff Recommendation:** Staff recommends that the Board review the attached FactSheet, hold a public hearing on the Milestone issues summarized and identified in Attachment A, and provide direction to staff on how to proceed with each issue.

**Required Motions:** In order to provide direction to staff, the Board must make a motion directing staff on how to proceed with resolving each of the Water Quality Milestone issues (WQ Issues #1 – #8) and the SEZ Milestone Issues (SEZ Issues #1 – #3) summarized and identified in Attachment A.

In order for the motion to pass, an affirmative 4-4 vote (4 NV, 4 CA) of the Board is required.

**Background:** This Water Quality and SEZ Milestone is the first of a series of Milestone discussions to be conducted as part of the Regional Plan Update process. Each of the Milestones deal with a part of the Plan, and each are preceded by a stakeholder process to vet the proposed policy alternatives with Agency partners and constituents.

The attached FactSheet is a summary of the stakeholder process that has been conducted thus far for Water Quality and SEZs. It outlines the major issues identified by staff and stakeholders and provides a framework for the Board in making decisions and providing policy direction to staff.

The stakeholder process for this particular Milestone raised eleven (11) major issues that resulted in staff requiring Board direction. Staff has provided a recommended course of action to resolving each issue. In some cases, the recommendation involves changes to the Plan alternatives. In other cases, no changes are proposed.

In addition, the stakeholder process identified a number of minor changes to the Project Description and implementation Matrix that staff would like to make based on comments received and a desire for accuracy and consistency. These comments are shown in *italics* in the notes from the stakeholder meetings (see attached FactSheet, Appendices

A and B). The Board should review these proposed minor changes as well and advise staff if there are any desired changes in direction.

Contact Information: If you have any questions, please contact Harmon Zuckerman, Director, Regional Plan Update, at [hzuckerman@trpa.org](mailto:hzuckerman@trpa.org) or (775) 589-5236.

## **Attachment A**

### **Summary of Water Quality Issues**

***WQ Issue #1: Should the TRPA defer to the Forest Service's BMP Guidelines?***

***WQ Issue #2: How will the updated Regional Plan improve BMP compliance in the Basin?***

***WQ Issue #3: The Forest Service BMPs should not be evaluated by a separate entity, as they already have their own annual BMP evaluation process.***

***WQ Issue #4: The TMDL has resulted in an unfunded regulatory mandate for the jurisdictions.***

***WQ Issue #5: General agreement with the proposal to change the pelagic (deep water) Threshold standard for transparency from a winter mean to an annual average.***

***WQ Issue #6: Why isn't staff proposing other Threshold changes to protect Lake Tahoe, specifically in the littoral zone?***

***WQ Issue #7: Is Secchi transparency the only way to measure the health of the pelagic zone?***

***WQ Issue #8: Private sector representatives recommended the use of a pro forma economic analysis to inform the allocation- and incentive-based system for land use regulation.***

### **Summary of SEZ Issues**

***SEZ Issue #1: Establishing TRPA regulatory definitions for permanent SEZ disturbance might affect Lahontan's and the Forest Service's regulatory programs and resource management operations.***

***SEZ Issue #2: Why is staff recommending Alternative 2's flexible approach to Compensatory Mitigation for New Disturbance in SEZs?***

***SEZ Issue #3: TRPA's proposal to create definitions for the different types of compensatory SEZ mitigation may create conflict with the operations of other agencies.***

# Regional Plan Update FactSheet #1: Water Quality and Stream Environment Zones

## **WHAT IS THIS?**

To update the Tahoe Regional Planning Agency's Regional Plan, staff has prepared a schedule of Milestones. Each Milestone deals with a part of the Plan, and each is preceded by a Stakeholder Process to vet the proposed policy alternatives with Agency partners and constituents.

The FactSheet is a summary of the Stakeholder Process. For policymakers, it provides a framework for decisions. It outlines the major issues identified by staff and stakeholders. It is how policy discussions raised with each Milestone will be memorialized.

Each Milestone will be accompanied by a FactSheet. Each FactSheet will go into a binder called the "FactBook." The FactBook will serve as the seminal piece of background material in defining the policy direction of the Plan.

## **WHAT CONSTITUTES A FACTSHEET?**

This FactSheet is the first in the series! It focuses on the policy issues surrounding Water Quality and Stream Environment Zones. WQ and SEZ are important parts of the Plan because they are both associated with Environmental Threshold Carrying Capacities. "Thresholds," as they are called, were created pursuant to the Federal Compact that gave birth to TRPA; they are standards of environmental quality to be achieved in the Tahoe Region.

TRPA has nine Threshold Program Areas. They are:

- Water Quality
- Air Quality
- Scenic Resources
- Soil Conservation
- Fisheries
- Vegetation Preservation
- Wildlife
- Noise
- Recreation

WQ is a TRPA Threshold Program Area. SEZ is not a Threshold Program Area *per se*, but there are SEZ Thresholds within Soil Conservation.

## **HOW SHOULD THE FACTSHEET BE USED?**

The purpose of the FactSheet is to outline the following:

1. What are the legal underpinnings that require TRPA to plan for WQ improvement and SEZ restoration?
2. Why does the staff-proposed alternative portend a better future for Lake Tahoe than the current Plan or the other action alternatives to be analyzed

- with the Environmental Impact Statement (EIS) for the Regional Plan Update?
3. Specifically, what major issues were raised during the Stakeholder Process?
    - a. Which ones resulted in staff recommending changes to the EIS alternatives?
    - b. Which ones did not result in staff recommending changes to the EIS alternatives?
  4. New ideas and best practices that came to light during the Stakeholder Process.

The FactSheet analyzes the major issues for which staff needs direction from the Governing Board. It will include the staff recommendation, stakeholder reaction, the policy pros and cons associated with staff and stakeholder interests, and new ideas and best practices. These are the key areas that need to be understood by policymakers in order to make informed decisions. Staff's proposed course of action for each major issue, which takes stakeholder interests into account, is denoted by *italicized text*.

At the end of the analysis section, there is a page or pages on which each major issue is summarized in a sentence or two, and below the summary are a few blank lines for the reader's own thoughts on the matter. You are invited to use these lines for note-taking and memorializing of your thoughts, thus personalizing your own FactSheet.

Besides providing background and recommendations on all of the major issues, the FactSheet will include:

1. Notes on other issues that were brought up at the stakeholder meetings (including staff responses to the issues).
2. A list of Stakeholder meetings, meeting dates, and participants.
3. A copy of the Project Description document, which summarized (in narrative form) the four alternatives to be analyzed with the EIS for the Regional Plan Update.
4. A copy of the "Matrix" containing all of the Goals, Policies, and Implementation Measures in the four alternatives.

When reading the notes from the stakeholder meetings, pay careful attention to the sentences that are in *italics*. These represent changes to the Project Description and Matrix that staff would like to make based on stakeholder comment. In order to simplify the reader's task of reviewing, all of the stakeholder comments that elicited an italicized response are grouped at the top of each meeting's notes.

These notes, lists, and documents will memorialize the Stakeholder Process and provide evidence of the background materials that influenced the policy recommendations.

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# Water Quality

## **WHAT ARE THE LEGAL UNDERPINNINGS THAT REQUIRE TRPA TO REGULATE AND PLAN FOR WATER QUALITY IMPROVEMENT?**

In 1969, the United States Congress authorized the Tahoe Regional Planning Interstate Compact (amended 1980) to encourage wise use and conservation of the waters and land of the Lake Tahoe region. The Compact directed TRPA to develop a regional long-term plan that would achieve environmental protection while also providing for managed economic growth.

The purity of Lake Tahoe's waters is what makes the Tahoe Region so distinctive. Lake Tahoe is one of the three clearest lakes in the world. Its exceptional water quality is the centerpiece to the scenic beauty of the region, yet that attractive quality depends on preserving the delicate balance between soils, vegetation, and human activity.

The Compact directs TRPA to establish Environmental Threshold Carrying Capacities (Thresholds) that, if attained, would ensure the protection of the Lake and the Basin. The Water Quality Threshold establishes a suite of environmental standards designed to protect, enhance, and maintain the natural value of Lake Tahoe's transparent waters.

Water quality enhancement and protection is the primary directive of this Threshold. TRPA's regulations and ordinances are meant to effectively manage the cause-and-effect relationship between land use, land characteristics, and water quality.

Congress enacted landmark water quality legislation in 1972. The Federal Water Pollution Control Act, commonly known as the Clean Water Act (CWA), was meant to restore and maintain the chemical, physical, and biological integrity of the nation's waters. The six declared goals of the statute are the following:

1. To attain the "zero discharge of pollutants" into federally protected waters,
2. To enhance and protect beneficial uses and bring water quality up to acceptable standards wherever attainable;
3. To prohibit the discharge of toxic pollutants in toxic amounts;
4. To provide federal assistance to develop publically owned waste water treatment programs;
5. To promote area-wide waste water treatment planning, and
6. To promote research to eliminate the discharge of pollutants into the federally protected waters.<sup>1</sup>

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<sup>1</sup> Public Law 92-500, the Federal Water Pollution Control Act, Section 101.

The CWA provides specially designated water bodies an exceptional level of anti-degradation protection, known as “Tier Three Protection.” It is worth noting that the CWA specifically calls out the need to “preserve the fragile ecology of Lake Tahoe.”<sup>2</sup> When the CWA was adopted in 1972, the annual average transparency of Lake Tahoe was approximately 100 feet. As a result, TRPA adopted a Threshold based on achieving the Tier Three antidegradation standard of 109.6 feet of transparency (as a “winter mean” and not an annual average – more on that later).

The CWA has been referred to as a “technology-forcing statute,” because it places rigorous demands on those who are regulated to achieve high levels of pollution abatement. The two elements of the CWA that are most relevant to the Tahoe region are:

1. Authorization of federal financial assistance for municipal sewage treatment programs, such as California’s Porter-Cologne Water Quality Act.
2. Regulatory requirements for pollution control which apply to private and public dischargers.

In 1980, Lake Tahoe received the designation as an Outstanding National Resource Water (ONRW) from California and the federal government. Nevada classified Tahoe as a “Water of Extraordinary Ecological or Aesthetic Value.” The ONRW designation requires the highest level of non-degradation protection under the CWA.

### ***WHY DOES THE STAFF-PROPOSED ALTERNATIVE PORTEND A BETTER FUTURE FOR LAKE TAHOE THAN THE CURRENT PLAN OR THE OTHER ACTION ALTERNATIVES ANALYZED IN THE RPU’S ENVIRONMENTAL IMPACT STATEMENT?***

For the past thirty years, TRPA, Lahontan, and NDEP relied on water quality standards commonly referred to as Discharge Limits, which numerically define the maximum allowable concentrations for specific pollutants regularly found in urban runoff.

The original Discharge Limits were developed as analogs to the water quality normally found in pristine, undisturbed watersheds. However, this standard was never technically correlated to achieving the recovery of the transparency standard for Lake Tahoe. The policy concept rested on the requirement of stormwater BMPs being properly designed, installed, and maintained on every parcel in the Basin. It was thought that if this could be achieved, then eventually

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<sup>2</sup> Ibid., Section 114.

the transparency of Lake Tahoe would recover. However, this regulatory policy was not based on a scientifically derived relationship between meeting the Discharge Limits and recovering transparency.

Today, a new regulatory policy called the Lake Tahoe Total Maximum Daily Load (TMDL) is being finalized in collaboration between TRPA, the Lahontan Regional Water Quality Control Board (Lahontan), and the Nevada Department of Environmental Protection (NDEP). Adoption of the TMDL is required by federal statute; it represents a merging of TRPA and state water quality policies.

With TMDL implementation we will have, for the first time, a scientifically supported way to link actual implementation efforts to the successful restoration of transparency. This is what makes it a more promising program when it comes to having a real, beneficial effect on Lake Tahoe.

Alternative 2, the staff-proposed alternative, is based on the adoption of the TMDL as the primary new regulatory policy for water quality in the Tahoe Basin. It optimizes uniformity between the three water quality agencies.

Because Basin agencies agree that TMDL represents the best approach to regulating water quality, the adoption of TMDL Goals and Policies in Alternative 2 is repeated for Alternatives 3 and 4. There is an additional provision in Alternative 4 that prohibits the use of phosphorous fertilizer. Alternative 2 is being proposed because it is more flexible, requiring a management plan to control phosphorous instead of a totally prohibiting its use.

Here is the background, in brief:

In the Regional Plan Update, the proposal is to organize the Water Quality Threshold under two Goals. Goal 1 is focused on reducing loads of fine sediment, nitrogen, and phosphorous consistent with the Lake Tahoe Clarity Challenge's annual targets and 5-Year Milestones. The Clarity Challenge is a 20-year plan that outlines the pollutant load reductions that are required to reverse transparency loss and gain ten feet of transparency.

The pelagic (deep water) transparency standard of 109.6 feet has not been met since its adoption. Until recently, there has been a significant and steady decline over the past thirty years. The current annual average transparency appears to be stabilizing at about 70 feet. The policies associated with Goal 1 require, encourage, and incentivize water quality actions that are directly linked to reducing loads of identified pollutants. The Clarity Challenge sets a 20-year interim recovery goal of 79 feet of transparency.

The second Goal and associated policies are designed to control other pollutants and contaminants that may threaten or harm human and environmental health. The policies emphasize control of toxic and hazardous waste and require the

collection, treatment, and export of sanitary sewage. The focus of Goal 2 is to protect the consumptive beneficial use assigned to the municipal water supply by protecting both ground and surface waters.

Nevada, California, and the federal government have all passed legislation that affects water quality planning and regulation in the Tahoe region. NDEP now has the authority to control non point sources of pollution under the two statues, “The Regulation for Control of Water Pollution from Diffuse Sources” and the “Nevada Water Pollution Control Law.” In California, “Porter-Cologne” gives similar authority to the Lahontan, which regulates pollution under a point source control program. TRPA and the federal government are equally represented by the Section 208 Water Quality Management Plan and the Compact.

Section 102 of the CWA directs the Environmental Protection Agency (EPA) to assist state and regional regulators in developing comprehensive programs to address water pollution. The EPA is directed in this section of the CWA to cooperate with other federal agencies, state water pollution control agencies, interstate agencies, and other authorized jurisdictions to prepare comprehensive programs for preventing, reducing, or eliminating the pollution of federally protected surface and ground waters. Section 103 also promotes interstate cooperation and the development of uniform water quality regulations between states wherever possible.

The Clean Water Act establishes the legal framework for developing comprehensive programs to control non point source pollution. Section 208 requires all states to assess the effects of pollution on water quality from non point sources and develop regional regulatory or non-regulatory programs to control them. All Section 208 plans and programs must obtain the approval of the Environmental Protection Agency. TRPA is the authorized agency for implementing the 208 Water Quality Management Plan for the Tahoe Basin.

In establishing regulatory non point source pollution program as required under Section 208, TRPA coordinated with Nevada, California, and the EPA to develop Best Management Practices (BMPs) for the major land uses, as well as an implementation program to guide their application.

***What is a TMDL?*** A TMDL is both a planning process for attaining water quality standards and a quantitative assessment of pollution problems, sources, and the pollutant reduction strategies needed to restore and protect a designated water body. It is designed to identify:

1. The major polluting sources
2. The effect of these pollutants on the designated impaired water body
3. The degree of pollutant reduction necessary
4. How these reductions in pollutant loads will achieve the applicable water quality standards into the foreseeable future

When developed, the TMDL applies water quality-based effluent limitations on specific pollutants. The effluent limitations are calculated to assure that discharges are in compliance with the established criteria for protecting a designated beneficial use after pollutants mix with streamflow or are diluted and assimilated into a water body. These effluent limitations are expressed as a concentration (i.e. milligrams per liter), a mass (pounds per day or annum), or in Lake Tahoe's case, both.

In waters where industrial and municipal sources have achieved technology-based effluent limitations, yet water quality standards have not been met, pollution dischargers may be required to meet additional control requirements. When this is the case, such as here in Lake Tahoe, the water body is designated through Section 303d of the CWA as "impaired." Lake Tahoe has been defined as impaired due to its declining transparency. Section 303d requires states to develop and implement a TMDL for controlling those pollutants known to impair a protected beneficial use. In Tahoe's case, the TMDL is designed to control the pollutants known to reduce lake transparency.

***What are the TMDL Pollutants of Concern and how are they linked to the recovery of Lake Tahoe's transparency?*** The Lake Tahoe TMDL has specifically identified and addressed the three pollutants determined to be responsible for transparency decline: fine sediment, (mineral particles < 16 micrometers in diameter), nitrogen, and phosphorous. TMDLs are generally limited to the evaluation of a single pollutant-waterbody combination. However, the declining transparency in Lake Tahoe is the result of a complex interaction of different pollutants originating from diverse sources.

Here is the background, in brief:

Before its amendment in 1987, the CWA focused primarily on point source pollution, which are pollutants discharged from discrete and identifiable sources (such as pipes and outfalls). However, non point source pollution (e.g., stormwater runoff from forests, construction sites, and urban areas) represents a substantive part of the region's water quality problems. As rainfall and snowmelt runoff travels across land towards surface waters it picks up pollutants, including fine sediments, nutrients, and toxic substances that are known to degrade water quality. Non point sources of pollution are covered by state programs for the management of stormwater runoff under CWA Section 319. States are equally encouraged to pursue groundwater protection as part of their overall non point source pollution control efforts under this provision.

The CWA since 1987 emphasizes the need to control non point source pollution. Section 319 requires the states to identify water bodies in which their Section 208 Plan and programs were unsuccessful in controlling pollutants. The Lake Tahoe

TMDL has been completed to determine how to allocate acceptable pollutant loads to identified pollutant sources.

With the Congressional direction of the Clean Water Act, the Compact, and a completed Lake Tahoe TMDL, TRPA emerges with the mission to update its Regional Plan, to the greatest extent achievable, to represent a unified approach to water quality planning, pollution control, and environmental regulation.

As mentioned, the TMDL will be administered through a pollution allocation system. This system represents the critical pathway to restoring transparency by establishing annual pollutant load reduction targets and Five-Year Milestones. The Lake Clarity Crediting Program establishes the framework that connects on-the-ground actions to the goal of restoring transparency. It defines a comprehensive and consistent accounting system to track pollution load reductions from urban stormwater using Lake Clarity Credits. The Program has been designed to align policies with ongoing implementation programs in order to maintain accountability and motivate those specific actions that will result in transparency recovery.

The TMDL established that urban stormwater contributes more than 70 percent of the fine sediments and a significant portion of the nitrogen and phosphorous loads entering the lake. Because of this finding, the Lake Clarity Crediting Program will only apply to the urban areas of the Tahoe region.

The Program defines pollutant load reduction as the difference between the estimated average annual amount of pollutants being generated from an area under baseline (present day) conditions to the estimated average annual amount of pollutants expected to be reduced by implementing stormwater program remedies. These treatment remedies could include designing and constructing a water quality project, initiating innovative road surface maintenance activities by employing advanced vacuum-sweepers, or adopting and enforcing stormwater oriented municipal ordinances.

The Regional Plan Update proposes to incorporate load reduction credits required by the pollutant allocations into the Water Quality Threshold as a compliance measure. The annual reporting of pollutant load reduction credits will also be used by the Environmental Improvement Program (EIP) as a performance measure for reporting progress.

California's urban jurisdictions will develop, adopt, and implement Stormwater Management Plans (SWMPs). In Nevada, the functional equivalent is called a Stormwater Load Reduction Plan (SLRP). Both of these plans will define the capital water quality project and stormwater maintenance program actions necessary to meet the allocation credit requirements for a given year.

EIP project selection will strongly consider load reduction potential as a factor in determining funding priorities. These stormwater plans identify the pollutant controls that will be implemented in specific urban sub-watersheds (or “catchments”). These proposed actions and controls are designed to achieve the load reductions and clarity credits necessary to be in compliance with Nevada’s TMDL Memorandum of Agreement and California’s NPDES permit.

***Will regulating water quality under the TMDL require a “two track” approach to permitting projects?*** The short answer is yes. The old system of Discharge Limits will still be used for small projects, and the TMDL will be used for large projects.

The Plan alternatives require both regulatory approaches be employed because they each apply to different permitting scenarios. A TMDL model was developed to provide engineers and planners with a tool for estimating the load reduction benefits that will result from an EIP water quality project and large-scale development projects. Because of this, public projects will be developed and permitted under TMDL load reduction findings for fine sediment, nitrogen, and phosphorous.

In contrast, the majority of private parcel development will be guided by updated Concentration Based Effluent Limitations (CBELs), because these projects are too small for the TMDL model to be effective. These Discharge Limits are informed by the TMDL and will apply to the BMPs implemented at the parcel scale. In effect, application of CBELs will ensure TMDL compliance at the parcel scale without necessitating the use of the TMDL model to review small projects.

## ***SPECIFICALLY, WHAT MAJOR ISSUES WERE RAISED DURING THE STAKEHOLDER PROCESS THAT RESULTED IN STAFF RECOMMENDING CHANGES TO THE PLAN ALTERNATIVES?***

***WQ Issue #1: Should the TRPA defer to the Forest Service’s BMP Guidelines?*** The Plan alternatives include language (i.e., proposed Policy 1.2 and associated Implementation Measure) that essentially would require the U.S. Forest Service to design their BMPs to the standards of the TRPA BMP Handbook. The Forest Service voiced concern over the updating of TRPA’s BMP Handbook, which is being updated for the first time since 1988 and is undergoing significant revisions to accommodate the new program emphasis the TMDL places on BMP implementation and effectiveness.<sup>3</sup>

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<sup>3</sup> The Best Management Practices Handbook: Volume 2 - 208 Water Quality Management Plan for the Lake Tahoe Region

The Forest Service requested that TRPA defer to the USFS BMP Handbook for guiding the use of BMPs on National Forest lands. Staff considered this request and concluded that the USFS and TRPA BMP Handbooks provide equivalent protection of water quality. *Therefore, TRPA staff proposes that the alternatives for the updated Regional Plan be amended to defer to its USFS BMP Handbook as the guiding document for applying BMPs on U.S. Forest Service lands.*

The update of TRPA's BMP Handbook will include a Forest Operations BMP chapter specifying BMPs for forested uplands. There are a number of other state land management agencies that own forest lands and are not guided by the Forest Service BMP Handbook. These agencies will continue to be subject to the TRPA BMP Handbook. Therefore, the Forest Operations BMP chapter will be made consistent with the USFS BMP Handbook in order to provide a common set of guidelines for all agencies responsible for forested upland BMPs.

***WQ Issue #2: How will the updated Regional Plan improve BMP compliance in the Basin?***

During the water quality stakeholders meetings, several issues related to BMP compliance were raised, including:

- The need for assurance that the existing BMP retrofit dates will remain unchanged.
- Support for further development of a programmatic approach to achieving "area-wide water quality treatment" as a project-level mechanism for accelerating BMP compliance.
- Identification of the Plan alternatives failure to provide details or address TRPA's commitment to pursue BMP program compliance (i.e., enforcing the current regulatory mandate).
- Whether there is a role for the local jurisdictions to play regarding BMP enforcement.
- Concern over the historical failure of TRPA to enforce BMP compliance. (Stakeholders stated that this precedent could be used by the local jurisdictions as a reason for not meeting future TMDL annual load reduction targets and Five-Year Milestones.)

During the past 20 years, three significant barriers to attaining 100% private parcel participation in the BMP program have been identified. Those issues are:

1. The expense of BMP implementation.
2. The focus on voluntary compliance has led to the wide-spread public perception that TRPA will not pursue compliance through enforcement.
3. Some property owners' concern that BMPs have no beneficial effect on water quality.

In response to stakeholder concerns and the need to increase BMP compliance to protect water quality, TRPA has developed one new recommendation for inclusion in the Project Description and the Matrix. *Staff proposes to add a policy*

*to all three action alternatives in the Water Quality Subelement that states: “TRPA will develop and implement a focused enforcement strategy to accelerate BMP compliance in high-priority areas as informed by the TMDL and assist local jurisdiction implementation of stormwater management plans.”*

The BMP Program should increase compliance through smart, focused enforcement within the water quality “hot spots” identified in the TMDL analysis. In order to follow through on the above policy and drive its implementation, the following program proposals are suggested:

1. TRPA could use its **Priority Watershed GIS maps** to identify properties in TMDL “hot spots,” EIP water quality project areas, and the shorezone, as well as properties adjacent to SEZs. This effort would help to focus implementation on the priority areas (i.e., areas where the greatest pollutant load reductions are possible).
2. **Grouping adjacent properties** to achieve common BMP solutions has proven to be an effective tactic for gaining BMP retrofit compliance. This puts the properties on the same accelerated implementation schedule and results in the following benefits: greater pollutant load reductions, an enhanced perception of fairness, more consistency and coordination among private landowners, and better opportunities for applying economies-of-scale and cost sharing.

This approach could also enhance public-private partnerships associated with implementation of the EIP by increasing the private sector financial contribution. Increasing BMP compliance through comprehensive neighborhood-wide water quality solutions is anticipated to be a key element to local jurisdictions’ implementation of stormwater management plans and achievement of the TMDL pollutant load reduction milestone. Legal and financial questions that will need to be addressed include the following

- a. What would the criteria and formula be for generating the private property individual contribution?
  - b. What account will private parcel contributions be deposited in, and how will the funds be transferred to the local jurisdictions for planning and permitting area-wide solutions when implementing EIP projects?
  - c. What mechanisms can be developed to fairly hold single-family parcel owners accountable for installing and maintaining BMPs within EIP project areas?
3. TRPA could **organize initial meetings with property owners** to provide pertinent information including existing site conditions analysis, regulatory and permitting guidance, and mechanisms for facilitating multi-parcel project area coordination (such as formulation of a homeowners’

association if desired). Property owners will have the choice to work individually or work together to attain full BMP compliance.

4. **An “in-lieu” project participation fee system for “constrained” properties** could be developed. Constrained parcels have limited ability to capture and infiltrate stormwater. This can be due to high seasonal groundwater, shallow utilities, or bedrock, for examples. For constrained parcels, TRPA legal staff and the BMP Program Manager will need to work closely with the local jurisdictions to develop options that will allow all properties, constrained or not, to come into compliance with BMP Program requirements.
5. The BMP Program could **retain legal expertise to help develop the program proposals described above**. Legal resources are important in identifying what constraints and opportunities exist. Counsel focused on BMP compliance could assist in developing neighborhood-wide water quality solutions in a legally defensible way<sup>4</sup>.
6. The BMP Program could **retain legal expertise to assist when enforcement is required**. The Regional Plan established Priority Watersheds and associated deadlines for installing private parcel BMPs. The last deadline passed on October 15, 2008, and deadline extensions are not proposed as part of the Regional Plan Update. Article 9 of TRPA’s Rules of Procedure compels uncooperative parcel owners to install their BMPs through an incremental enforcement process. This process requires repeated written notification with the potential to issue a maximum fine of \$4,000.
7. The BMP Program could **retain a Certified Public Accountant familiar with Tahoe Basin regulations** to manage the financial aspects of the “in-lieu” fee program for constrained parcels and the financial accounting and routing system for area-wide projects.

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<sup>4</sup> Discussions between TRPA, the California Attorney General, and California and Nevada 319(h) grant funders have resulted in developing the policy and ordinance mechanisms for “plumbing” private residences into neighborhood stormwater treatment projects.

**SPECIFICALLY, WHAT MAJOR ISSUES WERE RAISED DURING THE STAKEHOLDER PROCESS THAT DID NOT RESULT IN STAFF RECOMMENDING CHANGES TO THE PLAN ALTERNATIVES?**

***WQ Issue #3: The Forest Service BMPs should not be evaluated by a separate entity, as they already have their own annual BMP evaluation process.*** The Forest Service expressed concern over the proposed policy requiring the evaluation of BMP effectiveness and performance. They stated that this requirement should not apply to the BMPs that it implements in the forested uplands.

The Pollution Reduction Opportunity Report (PRO), produced during phase two of the TMDL analysis, identified the options for reducing pollutant loads from the four largest source categories, one of which is forested upland (the others are urban upland, atmospheric deposition, and stream channel erosion). The PRO identified a number of disturbed settings in the forested upland such as unpaved roads, ski runs, and campgrounds. In these settings, the relatively high sediment yield makes the application of BMPs both necessary and cost-effective.

As the largest land manager in the Tahoe Basin, the U.S. Forest Service has a responsibility to address runoff problems caused by its developed facilities and properties in the urbanized area and disturbed areas within the undeveloped forested uplands. The TMDL Program expects the USFS Forest Plan to fully commit to exceptional levels of BMP implementation and maintenance as a standard practice associated with all its activities.

Another important matter is the Forest Service's commitment to increased forest fuels management. Future monitoring must ensure these management activities are being appropriately evaluated in order to determine if TMDL assumptions will be durable over time. The Lake Tahoe Interagency Monitoring Program's (LTIMP) stream monitoring network will play a key role in providing the data to evaluate the load reduction assumptions from these land uses. The effective application and maintenance of BMPs will continue to be assessed on a project level basis.

*Consequently, TRPA is still supporting the rigorous technical evaluation of BMP effectiveness because the assumptions associated with the TMDL are only as good as the technology that will be relied on to reduce identified pollutants of concern. TRPA staff is not proposing any changes to the Regional Plan alternatives regarding evaluation of the BMPs on USFS lands.*

Staff acknowledged to the Forest Service that the technical monitoring and effectiveness evaluation of urban area BMPs will be the highest priority, since the greatest pollutant reduction loads will come from urban areas. Evaluation of

forest land BMPs will be a lesser priority and will be based on available LTIMP resources. With this assurance, the Forest Service agreed to withdraw their objection to an outside entity evaluating the effectiveness of their BMPs.

***WQ Issue #4: The TMDL has resulted in an unfunded regulatory mandate for the jurisdictions.*** The City of South Lake Tahoe (CSLT) stated that economics will strongly influence their ability to meet the TMDL program requirements, citing the TMDL as an “unfunded regulatory mandate.” *Based on the level of TMDL load reduction expected from the local jurisdictions, the state and federal programs in place to help fund achievement of TMDL requirements, and TRPA’s proposed land use incentives, staff does not propose to change the Regional Plan alternatives in response to this concern.*

Representatives from Placer County and the CSLT both stated that California Proposition 213’s requirement for achieving a two-thirds majority vote creates a significant impediment to establishing stormwater utility districts. However, these stormwater public works programs have been successfully established all around the country and are considered a feasible mechanism for generating the dedicated fee revenue necessary for implementing stormwater program responsibilities.

The Integrated Water Quality Management Strategy Report (IWQMS) was produced during phase two of the TMDL analysis. It combines selected pollutant controls from each of four source categories to develop several candidate integrated strategies (build-out scenarios). The preferred alternative that emerged is referred to as the “Recommended Strategy to Meet the Clarity Challenge.”

The IWQMS evaluated the financial costs and load reduction requirements associated with implementing the Recommended Strategy. A 20-year capital and annual operations and maintenance cost analysis was conducted on a control-by-control basis (i.e., water quality project-by-water quality project). The capital costs analyzed included all implementation expenses such as planning, design, acquisition, and the stormwater facilities’ life cycle operations, maintenance, and replacement requirements.

Implementing the entire Recommended Strategy would require an estimated capital investment of approximately \$1.5 billion dollars over 15 years, \$1.3 billion of which will be for urban upland pollution controls (e.g., water quality improvement projects). Only \$210 million will be required to implement the necessary controls in the other three pollution source categories. The high costs associated with the urban upland are commensurate with its overriding importance in reducing pollutant loads. Both capital and operations and maintenance costs are crucial to detail because state and federal funding has historically supported capital investments while the local jurisdictions have been

responsible primarily the operations and maintenance costs associated with the facility or infrastructure.

The Recommended Strategy assumes funding in the amount of \$500 million is available for each 5-year implementation period. This assumption is both ambitious and challenging but not unrealistic because committed funding was reported at \$1.1 billion for the first ten years (1997-2007) of the Lake Tahoe EIP. It should be noted that more than half of this funding was expended on water quality improvement projects. During the recent EIP Update, a finance plan was prepared that included seven case studies of local jurisdiction approaches to generating funding for stormwater management. The EIP Phase Two Finance Option Report also identifies several options for financing the local share of the EIP but does not recommend a specific approach.

TRPA's Land Use Program is proposing to release allocations as incentives to help generate the funding necessary to implement local stormwater programs. TRPA is also considering releasing allocations to help the jurisdictions financially front-load the development and adoption of their Stormwater Management Plans (SWMPs) in California and Stormwater Load Reduction Plans (SLRPs) in Nevada.

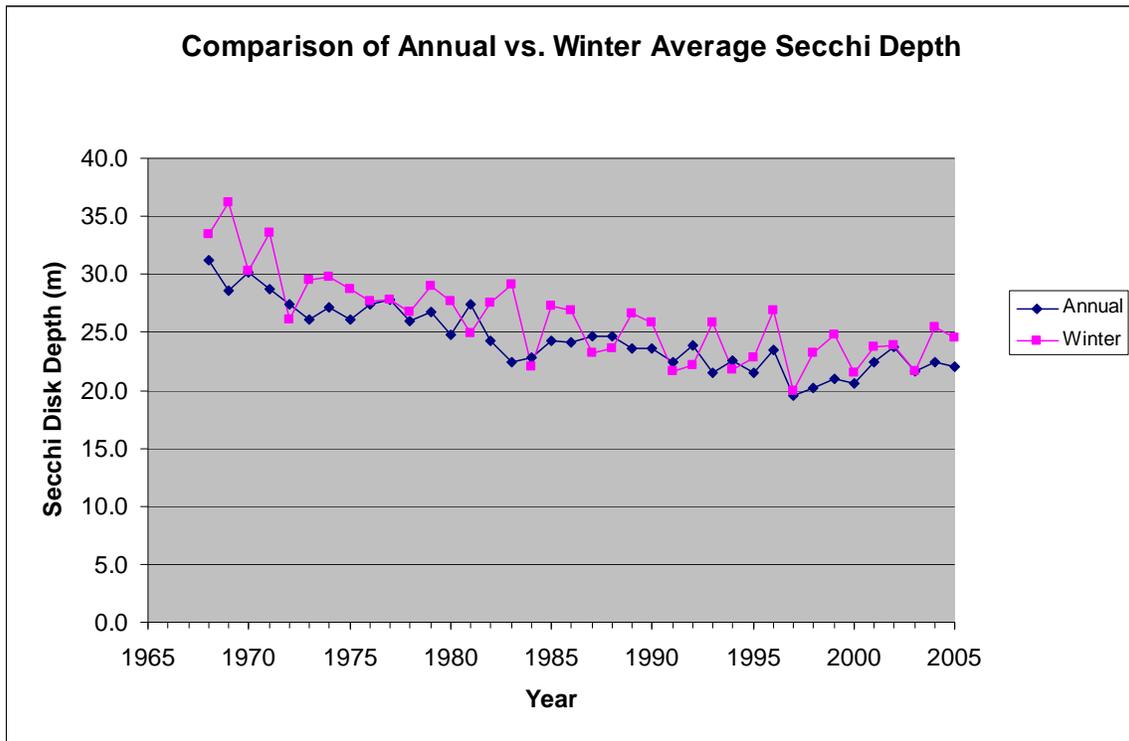
The Land Use Program's proposed strategies for creating incentives and the state and federal funding attached to the EIP will attempt to address part of the local jurisdictions' financial concerns over the "unfunded mandate" created by TMDL requirements.

***WQ Issue #5: General agreement with the proposal to change the pelagic (deep water) Threshold standard for transparency from a winter mean to an annual average.*** The way that transparency is measured is with a Secchi disk. It is a measure of how far the human eye can see down through the water column when an observer lowers a 25-centimeter diameter disk into the water from the surface. The 1982 "Environmental Impact Statement for the Establishment of TRPA's Environmental Threshold Carrying Capacities" recommends defining the pelagic transparency threshold as both a winter mean of 33.4m (109.6 feet) and an annual average of 28.7 m (94.2 feet), as measured between 1968 and 1971. The 1987 Regional Plan adopted only the winter mean.

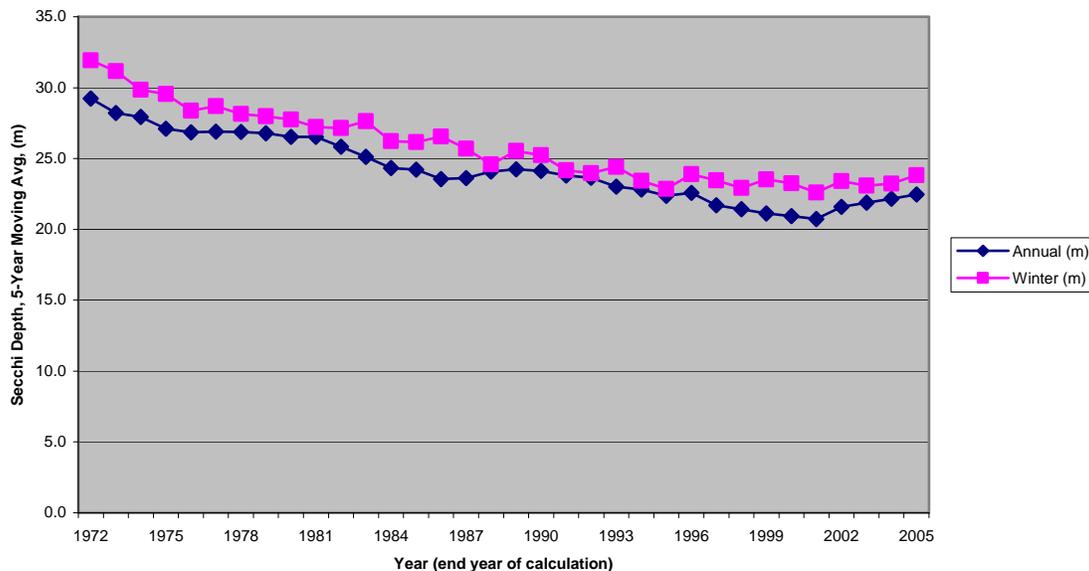
The winter mean is not consistent with the Nevada and California standards. The TMDL has provided the technical platform and programmatic opportunity to establish common standards between all three water quality regulatory agencies. *TRPA staff recommends taking advantage of this opportunity by proposing a single amendment to the Water Quality Threshold. This recommendation would honor the scientific rationale and programmatic guidance provided by the TMDL for establishing a single protective standard for measuring transparency.*

TRPA staff is recommending the amendment of the pelagic standard to be common with the Lahontan Regional Water Quality Control Board's annual average transparency standard of 29.7 m (97.4 feet). The winter standard does not reflect the entire year, because it does not account for transparency during the three other seasons. This is particularly relevant for the spring months when melting snow is normally delivering the largest pollutant loads of the year. Summer is also critical because it is the peak season for water contact recreation such as swimming, boating, and fishing. This is the time of the year when most people come to visit Lake Tahoe. Consequently, the annual average is protective of all lake conditions and accounts for all seasonal variability.

Staff is concerned that some TRPA constituents may only look at the numbers and see that the proposal is to "lower the standard" from 109.6 to 97.4 feet. This is a valid concern, and it should be noted that before staff decided to recommend the Threshold change, much research was done. In fact, with summer transparency often as low as 40 or 45 feet, an annual average of 97.4 feet that has to take these low readings into account is right in line with a winter mean of 109.6 feet. Also, it provides a more consistent reading that is not so influenced by seasonal fluctuations in transparency. The below graphs illustrate both of these points:



Comparison of Annual vs. Winter Average Secchi Depth Using 5-Year Moving Averages



## NEW IDEAS AND BEST PRACTICES THAT CAME TO LIGHT DURING THE STAKEHOLDER PROCESS

***WQ Issue #6: Why isn't staff proposing other Threshold changes to protect Lake Tahoe, specifically in the littoral zone?*** There is a noticeable decline of water quality in the littoral, or nearshore zone of Lake Tahoe. This is important because these waters are the most visible and vulnerable to aesthetic degradation. It is also the principal location in the lake where contact beneficial uses such as swimming and beach recreation occur. This unique shallow zone is most directly influenced by tributary outflow, groundwater discharge, and urban point source and non point source runoff. In fact, runoff must pass through this zone on its route to mixing with deeper waters. The only Water Quality parameter that TRPA has monitored in the nearshore is turbidity. Turbidity is defined as the cloudiness in a water column caused by the suspension of fine sediments.

Despite the importance of littoral water quality, Lahontan, NDEP, and TRPA have given priority to the amendment of the pelagic Threshold standard. This is because the TMDL Program had access to a significant volume of historical data to analyze and develop the correlation between a measured pollutant and the response of the lake if that pollutant is reduced by a certain amount. The littoral zone does not have a monitoring program that could provide the historical data

necessary to analyze and develop a correlation between a pollutant and an observable water quality problem.

In the Plan alternatives, there is no recommendation for the littoral zone set by the TMDL. However, all three water quality agencies are developing policy and a monitoring program to address nearshore water quality issues, including the management challenges associated with aquatic invasive species. Today, the agencies are beginning to monitor conditions in the nearshore and the tributaries that feed into Lake Tahoe. Within the next few years, there will be adequate data collected, and *TRPA staff will propose to create a suite of littoral standards.*

***WQ Issue #7: Is Secchi transparency the only way to measure the health of the pelagic zone?*** California and Nevada have both identified the visual aesthetics of Lake Tahoe's water as a quality to be protected under the designation of "non-contact water recreation" beneficial use. The two states have developed a second standard that goes beyond Secchi transparency depth in measuring water quality. This related standard is called "clarity." Clarity is defined as the vertical extinction of light as it penetrates the deep lake water column. More accurately, it is the fraction of light held back per meter of water depth by absorption and scattering.

The TMDL distinctly evaluated the various water quality standards between TRPA, Lahontan, and NDEP and selected the most appropriate and protective numeric standards for transparency and clarity. After the update of the Plan, *TRPA is planning to propose augmenting its transparency standard with a clarity standard so that all three agencies can converge around one singular transparency standard and one singular clarity standard by which to evaluate deep water quality.*

***WQ Issue #8: Private sector representatives recommended the use of a pro forma economic analysis to inform the allocation- and incentive-based system for land use regulation.*** Effective water quality and land use planning will demand consideration of specific economic and market trends known to affect Lake Tahoe. *Staff met with representatives from the private sector and agreed with their assertion that economic analysis will provide necessary information in shaping policy. Staff proposes to perform this analysis to inform TRPA on ways to achieve Water Quality and Land Use Program goals by developing incentives that provoke positive responses from project proponents and investment decision makers.*

The suggestion was to engage in pro forma cash flow and market trends analysis. This type of economic analysis would model feasibility under a range of project alternatives, financing, partnership options, disposition strategies, and measures of financial return. It would include an assessment of alternatives and a peer review of strategies for implementing economic tactics to achieve program

goals. *Staff proposes that the Land Use Program will conduct the analysis to better inform its transfer ratios and incentive packages.*

The proposed analysis would provide economic refinement of land use incentives, set the stage for future implementation strategies, and include comparative analysis at the macro-scale through a multi-jurisdictional fiscal analysis and at the micro-scale through the testing of implementation alternatives. These analyses can be used to confirm the rationality behind proposed policy directions represented in the Regional Plan.

The primary analytical task is to ground recommendations for the creation of incentives in realistic, current market conditions. The analysis could include:

- Continued assessment of existing and future market conditions and opportunities, including retail and commercial trends.
- Comparative analysis of implementation alternatives to ensure they are realistic and economically feasible.
- Consideration of the phasing of implementation strategies.
- Assistance and peer review for comparative analysis of pro-forma testing
- Formulation of economic strategies to ensure that positive effects on investment decision-making are developed.
- Assistance and peer review of fiscal analysis to facilitate a meaningful comparison between the policies associated with EIS alternatives.
- Detailed market knowledge of adjacent local and regional areas as a foundation for comparative economic analysis.

TRPA wants to advance policies to ensure the realization of the community's vision as expressed through the Pathway process. For example, it is critical to understand where the market would lead without regulatory influence or intervention, or where public effort and investment is necessary to achieve specific environmental goals. These efforts are best done simultaneously, because markets are fluid and can change dramatically over time.

## Water Quality Issues: YOUR THOUGHTS

**WQ Issue #1: Should the TRPA defer to the Forest Service's BMP Guidelines?**

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**WQ Issue #2: How will the updated Regional Plan improve BMP compliance in the Basin?**

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**WQ Issue #3: The Forest Service BMPs should not be evaluated by a separate entity, as they already have their own annual BMP evaluation process.**

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**WQ Issue #4: The TMDL has resulted in an unfunded regulatory mandate for the jurisdictions.**

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**WQ Issue #5: General agreement with the proposal to change the pelagic (deep water) Threshold standard for transparency from a winter mean to an annual average.**

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**WQ Issue #6: Why isn't staff proposing other Threshold changes to protect Lake Tahoe, specifically in the littoral zone?**

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**WQ Issue #7: Is Secchi transparency the only way to measure the health of the pelagic zone?**

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**WQ Issue #8: Private sector representatives recommended the use of a pro forma economic analysis to inform the allocation- and incentive-based system for land use regulation.**

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# Stream Environment Zones

## **WHAT ARE THE LEGAL UNDERPINNINGS THAT REQUIRE TRPA TO REGULATE AND PLAN FOR STREAM ENVIRONMENT ZONE RESTORATION?**

In 1980, the Compact<sup>5</sup> found that Lake Tahoe and other resources of the Lake Tahoe Region provide unique environmental and ecological values that were threatened from resource use and increasing urbanization. Shortly thereafter, the Governing Board issued Resolution 82-11<sup>6</sup>, which established Thresholds for a variety of natural resource areas, including Stream Environment Zones (SEZs). SEZs are areas that owe their physical and biological characteristics to the presence of surface water and groundwater. Common types of SEZs include lakes, stream channels and associated floodplains, meadows, groundwater seeps, marshes, and fens.

Here is the background, in brief:

It is estimated that there are approximately 21,944 acres of SEZ in the Tahoe Basin, representing approximately 10.4% of total land area. Although SEZs constitute only a small portion of the total land area, they are a valued resource and provide a variety of critical ecosystem functions such as fish and wildlife habitat, water quality improvement, floodwater storage, and biological productivity. Seventy-five percent of the marshes and 50% of the meadows in the Basin have been altered because of urbanization and development.

Protection, restoration, and enhancement of SEZ lands are essential for maintaining and improving environmental quality in the Lake Tahoe Basin and for achieving Threshold standards for water quality, soil conservation, vegetation, fisheries, wildlife, recreation, and scenic resources.

The Threshold standard for SEZ lands is a numeric standard that sets a goal of restoring 100% of disturbed lands in undeveloped, unsubdivided lands and 25% of SEZ lands that have been disturbed, developed, or subdivided. This would obtain a 5% total increase in the area of naturally function SEZ lands basin-wide. This translates to restoration target of approximately 1,094 acres within the urban boundary and an undetermined target for SEZ restoration outside the urban boundary. As of 2006, approximately 379 acres of SEZ restoration has been

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<sup>5</sup> Tahoe Regional Planning Agency. 1980. December 19. Tahoe Regional Planning Compact. Stateline, NV.

<sup>6</sup> Tahoe Regional Planning Agency. 1982. Resolution No. 82-11: Resolution of the governing body of the Tahoe Regional Planning Agency adopting environmental threshold carrying capacities for the Lake Tahoe Region. Stateline, NV.

conducted within the urban boundary, representing roughly 36% of the urban area target acreage<sup>7</sup>.

The Threshold standard for Naturally Functioning SEZs is currently not in attainment. However, progress has been and is being made. From 1980 to 2004, about 379 acres were restored. The 2006 Threshold Evaluation<sup>8</sup> report projected attainment for 2026, which means restoring 721 additional acres of disturbed, developed, or subdivided SEZ.

Given the fact that only about 15 acres per year were restored over the last 25 years – and that acreage may have been the “low-hanging fruit” – it seems the 2006 projection may be optimistic. The policies in the staff-proposed alternative for the Regional Plan Update – both in SEZ and in the Land Use Element (in which new incentives are being proposed to promote transfer of development out of sensitive lands) – are intended to accelerate threshold attainment.

***Why is SEZ being considered with Water Quality and not with Soil Conservation?*** First of all, SEZ is its own Subelement (under the Conservation Element) of the Plan. Secondly, the importance of SEZ policy is felt most acutely in its impact on water quality. Therefore, it made sense to think about SEZ and WQ together.

### ***WHY DOES THE STAFF-PROPOSED ALTERNATIVE PORTEND A BETTER FUTURE FOR LAKE TAHOE THAN THE CURRENT PLAN OR THE OTHER ACTION ALTERNATIVES ANALYZED IN THE RPU’S ENVIRONMENTAL IMPACT STATEMENT?***

Alternative 2 proposes to improve the performance and effectiveness of existing SEZ Program strategies by:

1. Restructuring the SEZ program around the four core elements that the EPA has identified as being essential for effective, comprehensive state wetlands programs.
2. Developing key work products, such as a standardized SEZ classification system, Basin-wide inventory and general condition assessment, and revised SEZ identification criteria and delineation standards to provide a technically sound, scientifically defensible foundation for the core program elements and facilitate more informed and effective regulation and restoration planning, including the watershed-based approach to planning emphasized in the Pathway Desired Conditions for SEZs.

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<sup>7</sup> Tahoe Regional Planning Agency. 2007. September. 2006 Threshold Evaluation. Stateline, NV.

<sup>8</sup> Ibid.

3. Updating and standardizing regulatory requirements and environmental review permitting processes to incorporate contemporary standards and methodologies, streamline the SEZ environmental review and permitting process, and further reduce losses in SEZ acreage and function from new development, disturbance, and resource management operations.

The TRPA's SEZ program essentially has two core functions and programmatic strategies for Threshold attainment:

1. To implement prohibitions and other regulatory measures to minimize additional losses of SEZ acreage and function from new development, disturbance, and resource management operations.
2. To provide for net gains in SEZ acreage and function through implementation of the EIP.

Like Alternative 2, Alternatives 3 and 4 also would not alter the core functions and programmatic strategies of the SEZ Program as it exists today. They would simply improve the performance and effectiveness of existing strategies. Additional policies and implementation measures designed to accelerate SEZ Threshold attainment are housed in the Land Use Element in the form of transfer ratios and incentives.

The differences between the action alternatives are in the compensatory mitigation ratios proposed for new permanent, unavoidable impacts to SEZs. Specifically, Alternative 2 proposes to adopt a variable compensatory mitigation ratio that would range from a minimum of 1.5:1 to a maximum of 4:1, depending on the type and quality of SEZ affected, the extent and duration of proposed or anticipated impacts, and the likelihood that proposed compensatory mitigation would be successful in replacing lost SEZ acreage and function. This approach gives TRPA maximum flexibility in setting compensatory mitigation requirements to ensure that proposed impacts are fully mitigated. Conversely, Alternatives 3 and 4 propose to adopt fixed compensatory mitigation ratios of 1.5:1 and 4:1, respectively.

The use of a fixed ratio gives TRPA less flexibility, but offers greater predictability to project proponents. The lower fixed mitigation ratio of 1.5:1 that is proposed under Alternative 3 is identical to the ratio implemented today under the 1987 Regional Plan, whereas the mitigation ratio of 4:1 proposed under Alternative 4 is significantly higher and is intended to serve as a deterrent to SEZ encroachment and to provide insurance against net loss of SEZ acreage and function. Alternative 1 is the no action alternative, and proposes continuation of the fixed 1.5:1 mitigation ratio that is in place today.

***What is the connection between the proposed SEZ alternatives and what came out of the Pathway process for SEZ?*** This question was asked by a few stakeholders because the members of the Pathway Forum

were unable to come to consensus on certain aspects of the SEZ Program. The May 2006 Pathway Forum Report stated that a consensus had been reached on the SEZ Vision. Consensus was not reached on Pathway Desired Conditions for SEZs.

Subsequent to the Forum Report, the 2006 Threshold Evaluation proposed Desired Conditions for SEZs that are consistent with the Vision. The proposed SEZ Goals, Policies, and Implementation Measures in the Project Description and Matrix are intended to result in achievement of the Desired Conditions.

***SPECIFICALLY, WHAT MAJOR ISSUES WERE RAISED DURING THE STAKEHOLDER PROCESS THAT RESULTED IN STAFF RECOMMENDING CHANGES TO THE PLAN ALTERNATIVES?***

***SEZ Issue #1: Establishing TRPA regulatory definitions for permanent SEZ disturbance might affect Lahontan's and the Forest Service's regulatory programs and resource management operations.*** Both TRPA and Lahontan currently implement broad prohibitions against new "permanent disturbance" in SEZs. With the exception of certain unavoidable permanent disturbances (such as public outdoor recreation projects, public service projects, and water quality improvement projects) new permanent disturbance in SEZs is strictly prohibited by both agencies. Nonetheless, neither has adopted a formal, regulatory definition for "permanent disturbance."

Permanent disturbance determinations are made independently on a project-by-project basis by both agencies. They are often incongruent, making for a somewhat subjective, inefficient, and inconsistent regulatory permitting process. Accordingly, development and adoption of official definitions for permanent and temporary SEZ disturbance has been proposed under Alternatives 2 and 4 of the Regional Plan Update. Both Lahontan and the Forest Service have expressed concern with regards to how TRPA's proposed regulatory definition of "permanent disturbance" might affect their regulatory programs and resource management operations.

*In response to this concern, TRPA staff proposes to coordinate with partner agencies during development of the regulatory definition for permanent disturbance. The intent will be to develop a regulatory definition that:*

1. Provides adequate protection for SEZs.
2. Is consistent with state wetlands and SEZ policies to the extent possible.
3. Does not unnecessarily burden forest fuels and vegetation management projects with compensatory mitigation requirements.

**Pros of TRPA Staff Position:** TRPA's proposal to develop and adopt a formal regulatory definition for permanent disturbance will improve regulatory protections for SEZs and facilitate a more predictable, streamlined, consistent, and effective regulatory permitting process.

**Cons of TRPA Staff Position:** TRPA's proposal to develop and adopt a formal regulatory definition for permanent disturbance may increase compensatory mitigation requirements for forest fuels and vegetation management projects implemented by the Forest Service.

***SEZ Issue #2: Why is staff recommending Alternative 2's flexible approach to Compensatory Mitigation for New Disturbance in SEZs?*** Compensatory mitigation for unavoidable impacts to wetlands, riparian areas, and surface waters (i.e., SEZs) is a standard requirement under most state and federal regulatory programs, as is the use of mitigation-to-impact ratios to establish project-specific and programmatic compensatory mitigation requirements. The primary objective of compensatory mitigation is to offset unavoidable impacts and prevent a net loss of wetland acreage and function.

In most instances, compensatory mitigation-to-impact ratios are not "one size fits all." Instead, they typically vary from low (e.g. 1:1) to high (e.g. 4:1) depending on the type and quality of habitat affected, the duration and extent of the impact, and the likelihood that proposed compensatory mitigation actions will be successful in offsetting anticipated project-related impacts. Ratios greater than 1:1 serve as deterrents and provide a margin of safety that ensures that proposed compensatory mitigation is sufficient to fully offset proposed impacts and prevent a net loss in acreage and function.

The existing Plan's SEZ regulations are partially consistent with this approach in that they require compensatory mitigation for new, unavoidable disturbance in SEZs. They are only partially consistent in that the compensatory mitigation-to-impact ratio for new disturbance is fixed at 1.5:1, regardless of SEZ type and quality or the duration of proposed project-related impacts. TRPA currently does not have the option of adjusting the mitigation-to-impact ratio or the type of mitigation to ensure that project impacts are fully offset and do not result in a net loss in SEZ acreage or function.

Under Alternative 2, TRPA would replace the existing fixed 1.5:1 mitigation-to-impact ratio with a variable, project-specific ratio ranging from a minimum of 2:1 to a maximum of 4:1. As proposed, mitigation ratios will be determined by TRPA staff on a project-by-project basis using the following criteria:

1. The type and quality of SEZ affected.
2. The extent and duration of proposed or anticipated impacts.
3. The likelihood that proposed mitigation will fully compensate for all permanent, unavoidable impacts on SEZ acreage and function.

During the stakeholder meetings in December 2009, staff from the California Tahoe Conservancy (CTC) indicated that they were generally agreeable to a variable SEZ mitigation-to-impact ratio but requested TRPA consider lowering the minimum compensatory mitigation requirement from 2:1 to 1.5:1. CTC staff are of the opinion that a mitigation-to-impact ratio of 1.5:1 is typically sufficient to fully mitigate permanent SEZ impacts associated with their projects, and that ratios higher than this would unnecessarily increase the cost of implementing Threshold-related projects implemented by CTC (e.g., bike trails).

TRPA staff agreed with this request. A compensatory mitigation ratio of 1.5:1 is currently implemented by some federal and state regulatory agencies for common, low quality jurisdictional habitats that are relatively easy to replace. *Therefore, TRPA staff is proposing to revise the compensatory mitigation requirement under Alternative 2 to include a variable, project-specific mitigation-to-impact ratio that will range from 1.5:1 to 4:1 instead of 2:1 to 4:1.*

### ***SPECIFICALLY, WHAT MAJOR ISSUES WERE RAISED DURING THE STAKEHOLDER PROCESS THAT DID NOT RESULT IN STAFF RECOMMENDING CHANGES TO THE PLAN ALTERNATIVES?***

***SEZ Issue #3: TRPA's proposal to create definitions for the different types of compensatory SEZ mitigation may create conflict with the operations of other agencies.*** 1987 Regional Plan regulations require compensatory mitigation at a rate of 1.5:1 for all new permanent disturbance in SEZs. That is, for every square foot of new permanent disturbance, project proponents must provide 1.5 square feet of compensatory mitigation in the form of SEZ restoration. Under the Plan, "SEZ restoration" can include any three of the following actions:

1. **SEZ Enhancement**. Enhancement actions restore or enhance one or more functions of existing, degraded SEZ lands. Enhancement activities result in a net gain of function, but do not result in a net gain in acreage.
2. **SEZ Restoration**. Restoration actions aim to re-establish or rehabilitate the natural or historic extent and function of SEZs in areas where they have been converted to non-SEZ land types as a result of development (e.g., placement of fill material) and disturbance (e.g., stream channelization and ditching for range management). SEZ restoration actions result in a net gain of both acreage and function.
3. **SEZ Creation**. Creation actions involve the creation or "establishment" of new SEZs in areas where they did not exist under natural or historic conditions. Creation projects result in a net gain of both acreage and function.

Compensatory mitigation for most projects is supplied by the California Tahoe Conservancy (CTC) and the Nevada Division of State Lands (NDSL) land banks in the form of SEZ mitigation or “restoration” credits. Neither land bank currently distinguishes between the different types of mitigation actions listed above. As such, the land banks are entitled to generate SEZ restoration credits from projects that result in restoration, enhancement, or creation of SEZ.

Unlike land coverage rights, SEZ restoration credits are not geographically encumbered by Hydrologic Transfer Area restrictions and can be transferred anywhere in the Basin to fulfill compensatory SEZ mitigation requirements.

The primary responsibility for attainment of the numeric Threshold standard for SEZ restoration falls on the EIP. In comparison, the core function of TRPA’s SEZ Program, including the compensatory mitigation requirements described above, is to “hold the line” by preventing a net loss of SEZ acreage and function. The Program allows for restoration credits that are generated by enhancement actions (i.e., actions that do not result in net gain in SEZ acreage) to be used as compensatory mitigation for projects that obliterate (i.e., remove) SEZ acreage. The end result is a net loss of acreage at the project level and deceleration of SEZ Threshold attainment.

For example, if ten acres of SEZ are obliterated during installation of a bike trail, and the land bank credits used as mitigation for this impact were generated from an SEZ enhancement project that did not result in a net gain in acreage, then the net result of this exchange would be a net loss of ten acres of SEZ. In this instance, only SEZ restoration and/or creation, both of which result in a net gain in acreage, would be suitable compensatory mitigation for the bike trail impacts.

To address this deficiency in the existing SEZ regulatory program, and to improve SEZ project tracking under the EIP, TRPA has proposed to develop and adopt formal definitions for SEZ enhancement, restoration, and creation and to modify existing compensatory mitigation requirements under Alternatives 2, 3, and 4 of the Regional Plan Update. As envisioned, all compensatory mitigation would be commensurate with the nature of proposed impacts to SEZs resulting in no net loss of SEZ acreage and function at the project level.

The SEZ definitions proposed to be developed Alternatives 2, 3, and 4 will likely be based on those developed by the EPA and other federal and state regulatory agencies. The definitions envisioned by TRPA are generally consistent with those listed above. During the stakeholder meeting process conducted in December 2009, Forest Service staff expressed concern regarding the definitions for SEZ enhancement and SEZ restoration envisioned by TRPA, stating that the definitions are not consistent with those they currently use. The Forest Service suggested that they would prefer if TRPA would recognize and adopt definitions for different types of “SEZ restoration” rather than distinguish restoration from enhancement actions.

The CTC generally agreed with the proposal to develop and adopt SEZ definitions. Concern was expressed, however, that given the small size of the Basin and TRPA's proposed increases to SEZ mitigation-to-impact ratios, land banks may not be able to meet their needs or the public demand for SEZ mitigation credits.

In addition, CTC expressed concern regarding possible adoption of watershed-based restrictions or other types of geographic restrictions on the transfer of SEZ mitigation credits that may result from analysis of proposed future SEZ inventory and general condition assessment data.

TRPA recognizes that distinguishing between SEZ enhancement and restoration may affect the ability of the public land banks to meet the demand for SEZ mitigation credits. However, preventing the net loss of SEZ acreage and function from land development and disturbance is the core function of TRPA's SEZ Program. As such, TRPA has agreed to continue to engage with its partners during the development of formal regulatory definitions for SEZ enhancement, restoration, and creation, with the understanding that the resulting definitions must help TRPA to achieve this core programmatic objective.

Although TRPA has agreed to continue to engage the Forest Service and CTC on this issue, no change to the Project Description or Matrix is proposed at this time. TRPA's position is that the definitions proposed under Alternatives 2, 3, and 4 will be consistent or compatible with state and federal regulatory program definitions.

**Pros of TRPA Staff Position:** TRPA's proposal to define SEZ enhancement, restoration, and creation will improve the effectiveness of compensatory SEZ mitigation efforts and reduce the net loss of SEZ acreage and function as a result of new land development and disturbance. The proposal to develop and adopt a formal regulatory definition for permanent disturbance will improve regulatory protections for SEZs and facilitate a more predictable, streamlined, consistent, and effective regulatory permitting process.

**Cons of TRPA Staff Position:** TRPA's proposal to define SEZ enhancement, restoration, and creation, in combination with the agency's proposal to increase compensatory SEZ mitigation ratios, could affect the ability of public land banks to meet the demand for SEZ mitigation credits and thereby curtail or hinder implementation of certain Threshold-related projects (e.g., bike trails).

## **SEZ Issues: YOUR THOUGHTS**

***SEZ Issue #1: Establishing TRPA regulatory definitions for permanent SEZ disturbance might affect Lahontan's and the Forest Service's regulatory programs and resource management operations.***

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***SEZ Issue #2: Why is staff recommending Alternative 2's flexible approach to Compensatory Mitigation for New Disturbance in SEZs?***

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***SEZ Issue #3: TRPA's proposal to create definitions for the different types of compensatory SEZ mitigation may create conflict with the operations of other agencies.***

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## **Appendix**

- A. Stakeholder comments and TRPA responses from WQ meetings
- B. Stakeholder comments and TRPA responses from SEZ meetings
- C. Bibliography for Water Quality Section
- D. List of WQ and SEZ Stakeholder meetings, meeting dates, and participants
- E. Project Description document (see included CD)
- F. Matrix of Goals, Policies, and Implementation Measures (see included CD)

**Appendix A**  
**Summary of Stakeholder Comments and TRPA Responses  
from the Water Quality Subelement Stakeholder Meetings**

**State Water Quality Agencies**  
**Lahontan W.Q.C.B and NDEP**

1. **Stakeholder Comment:** Both water quality regulatory agencies identified policies in the Project Description that implied possible inconsistencies with our intention as described in the Matrix.

**TRPA Response:** *Staff proposes to edit the Project Description to provide better clarity regarding intent with the Matrix.*

2. **Stakeholder Comment:** The Project Description states that TMDL load reductions will be the “*primary*” water quality finding for permitting projects when, in fact, the TMDL findings will in most circumstances be limited to EIP water quality and larger scale development projects.

**TRPA Response:** *Staff proposes to update the Project Description accordingly.*

3. **Stakeholder Comment:** There are two proposed policies in the Project Description that refer to “reducing fine sediment” when they should include “and nutrients,” too. (TMDL pollutants include Fine Sediment, Nitrogen, Phosphorous)

**TRPA Response:** *The intent was to include the reference to nutrients and staff proposes to update the Project Description accordingly.*

4. **Stakeholder Comment:** The Project Description fails to provide details or address TRPA’s commitment to pursue BMP program compliance (i.e., enforcing the current regulatory mandate).

**TRPA Response:** The FactSheet for the WQ Milestone discusses this as “**WQ Issue #2: How will the updated Regional Plan improve BMP compliance in the Basin?**” *Staff proposes to update the Project Description and Matrix with the following proposed policy, “TRPA will develop and implement a focused enforcement strategy to accelerate BMP compliance and assist local jurisdiction implementation of stormwater management plans.”*

5. **Stakeholder Comment:** Both partner water quality regulatory agencies expressed concern over the historical failure of TRPA to enforce BMP compliance and may be used by the local jurisdictions as a reason for not meeting the future TMDL annual load reduction targets and 5-Year Milestones.

**TRPA Response:** See TRPA Response to Stakeholder Comment #4.

6. **Stakeholder Comment:** There is now a clear partition as to which water quality standards will guide which permitting scenarios. The updated Concentration Based Effluent Limitations (CBELs or Concentration Based Discharge Standards) will apply to the vast majority of development projects. TMDL water quality findings, which are based on reducing loads of fine sediment and nutrients (N and P), will apply to all EIP water quality projects and some larger scale development projects.

**TRPA Response:** Future code provisions will specify the required water quality findings for all project types. Specific findings will be developed for capital water quality projects, large and medium size projects, and smaller classes of projects.

7. **Stakeholder Comment:** Both partner water quality regulatory agencies generally support staff's recommendation to provide incentives to local jurisdictions to help facilitate meeting TMDL interim targets and 5-Year Milestones.

**TRPA Response:** Comment noted. The Land Use Milestone meeting will discuss the incentives that are proposed in the Regional Plan.

8. **Stakeholder Comment:** Both partner water quality regulatory agencies requested assurance that the existing BMP retrofit dates will remain unchanged.

**TRPA Response:** The Project Description does not propose changes to the BMP retrofit dates.

9. **Stakeholder Comment:** Is there a role for the local jurisdictions to play regarding private BMP enforcement?

**TRPA Response:** The Project Description does not include policies relating to local jurisdiction enforcement of BMP retrofit program. However, implementation of storm water management plans may involve local jurisdictions playing a role in accelerating BMP compliance at their discretion.

10. **Stakeholder Comment:** Both partner water quality regulatory agencies support the further development of a programmatic approach for achieving "area-wide" water quality treatment as a project-level mechanism for accelerating private BMP compliance.

**TRPA Response:** The Matrix contains implementation measures that propose alternative approaches to the water quality project delivery process to allow development of area-wide approaches to treating water quality. Additional

implementation measures proposed dedicating long-term enforcement staff to achieve BMP compliance.

**Local Jurisdictions**  
**Placer, El Dorado, Douglas, and Washoe Counties,**  
**City of South Lake Tahoe**

11. **Stakeholder Comment:** All participants articulated the concern that the proposed water quality policies lack sufficient Code-level detail to evaluate how implementation would occur at the permitting and project scale.

**TRPA Response:** *Staff proposes to develop detailed implementation approaches to be incorporated into draft Code language.*

12. **Stakeholder Comment:** All participants agreed that it is appropriate for TRPA to unify with Lahontan’s transparency standard by adopting the “annual average Secchi disk measurement and depth” (33.4m to 29.7m or 109.6 ft. to 97.4 ft.).

**TRPA Response:** Justification of the proposed change is found in the Lake Tahoe Total Maximum Daily Load, 2009, pp. 4-1, 4-2, and 5-8 thru 6-3; the FactSheet for the WQ Milestone discusses this as “**WQ Issue #5: General agreement with the proposal to change the pelagic (deep water) Threshold standard for transparency from a winter mean to an annual average.**”

13. **Stakeholder Comment:** All participants supported the proposal to “front-load” the new water quality and land use program by releasing allocations upon the Regional Plan’s adoption and then follow up annually by auditing and reporting on the jurisdictions’ performance for achieving water quality objectives (i.e., TMDL annual load reduction targets and 5-Year Milestones).

**TRPA Response:** Linking allocations to pollutant load reductions is a goal of the Regional Plan Update. The staff-proposed alternative uses allocations of commercial floor area (CFA) as incentives to help local jurisdictions leverage private funding for environmental improvements, particularly water quality improvements. Alternative 2 proposes issuing a set amount of CFA upon Regional Plan adoption – this is the concept of “front loading.” **The allocation program will be discussed in more detail as part of Land Use Milestone meeting.**

14. **Stakeholder Comment:** All participants requested a more precise operational definition of “irrevocable commitment.” Does it mean that a project must be both fully funded and permitted in order for TRPA to release allocations? All participants stated that “irrevocable commitments” as they are currently defined and practiced is too cumbersome and restrictive because project timelines are long, and securing investment can often take many years.

**TRPA Response:** Irrevocable commitments provide legally-binding assurance that water quality improvements will be constructed in that funding and permits are secured. **The Land Use Milestone meeting will further discuss the concept of irrevocable commitments.**

15. **Stakeholder Comment:** The City of South Lake Tahoe (CSLT) stated that charging for CFA in order to generate program funding for water quality improvements is not supportable.

**TRPA Response:** The staff-proposed alternative does not rely on charging for CFA; it gives the local jurisdictions flexibility in determining how to use allocations to achieve water quality objectives. CSLT objected to Alternative 4 (in the Project Description's Land Use Element), which proposes that fees be collected for CFA to generate revenue for water quality improvements and programs. The advantage of this approach is that it would provide a predictable mechanism to generate local revenue for implementation of improvements. The CSLT does not support the Alternative 4 approach.

16. **Stakeholder Comment:** Placer County expressed concern that Lahontan's Basin Plan and the TRPA Regional Plan play duplicative roles in regulating water quality. They suggested that Lahontan be the one water quality regulator and, that TRPA should contract back, providing the land use incentives to encourage compliance (i.e., provide the financial offset) with Lahontan's TMDL water quality regulations.

**TRPA Response:** The TRPA Compact requires TRPA to regulate water quality in the Tahoe Basin. The RPU is an opportunity to achieve greater consistency among regulatory agencies; this is reflected in the proposed policies.

17. **Stakeholder Comment:** CSLT and Placer County stated that economics strongly influence their ability to meet TMDL water quality program requirements, citing the TMDL as an unfunded regulatory mandate).

**TRPA Response:** Comment noted; the FactSheet for the WQ Milestone discusses this as "**WQ Issue #4: The TMDL has resulted in an unfunded regulatory mandate for the jurisdictions.**"

18. **Stakeholder Comment:** The CA jurisdictions encouraged TRPA to enhance existing and provide additional incentives, such as increasing the maximum allowable coverage on commercial properties from 50% to 70%.

**TRPA Response:** Allocation of CFA is one of the incentives in the Plan alternatives. In fact, the staff-proposed alternative provides for increasing coverage on all properties in Community Plan areas from 50% to 70%, whether

they are developed or undeveloped. (Today, 70% coverage is only allowed on undeveloped parcels, while developed parcels are limited to 50% coverage.)

19. **Stakeholder Comment:** The CSLT requests TRPA examine ways to limit (control) the price of coverage in order to keep development costs down and encourage redevelopment.

**TRPA Response:** The RPU does not propose that TRPA take a role as a land bank in order to stabilize or set land coverage costs.

20. **Stakeholder Comment:** The CSLT requests TRPA to develop a more predictable system for allocating additional development.

**TRPA Response:** TRPA acknowledges the value in developing a more predictable allocation system and will work with stakeholders during the land use milestone process to do so.

21. **Stakeholder Comment:** Placer County cited the concern that state and federal agencies may begin to restrict grant funding for water quality projects unless private BMP compliance is concurrently achieved during implementation of water quality projects.

**TRPA Response:** TRPA understands that funding entities may, in certain circumstances, seek to achieve greater BMP compliance through capital projects. The RPU proposes policies to encourage area-wide approaches to treating water quality and develop targeted BMP enforcement strategies to help accelerate BMP retrofit compliance where appropriate.

22. **Stakeholder Comment:** Placer County and the CSLT both stated that California's Proposition 213 requirement for achieving a 2/3 majority vote creates a significant impediment to establishing stormwater utility districts.

**TRPA Response:** Comment noted; the FactSheet for the WQ Milestone discusses this as "**WQ Issue #4: The TMDL has resulted in an unfunded regulatory mandate for the jurisdictions.**"

23. **Stakeholder Comment:** Suggestion was made to stress the goal of achieving consistency between regulating agencies and desire to maintain existing streamlining efforts represented by Memoranda of Understanding (MOU).

**TRPA Response:** The RPU is an opportunity to achieve greater consistency among regulatory agencies. MOU, which continue to be promoted in the updated RPU, represent an important tool in streamlining regulation and achieving greater efficiencies in implementing environmental improvements.

24. **Stakeholder Comment:** Placer County expressed concern that new regulations would increase the cost of installing BMPs on properties. Request was made to provide additional details concerning new BMP requirements.

**TRPA Response:** Significant cost increases associated with installing BMPs on small-scale projects are not anticipated. Opportunities to achieve pollutant load reductions on large-scale projects may result in increased costs. Revisions to the BMP Handbook will provide options for installing water quality improvements that achieve compliance at the least possible cost.

25. **Stakeholder Comment:** Placer County expressed concern that new TMDL requirements would lead to increase administration costs for local jurisdictions.

**TRPA Response:** Administration costs associated with initial implementation of the TMDL program are expected.

26. **Stakeholder Comment:** Placer County encouraged increasing incentives to foster environmental improvements.

**TRPA Response:** Increased incentives are proposed and will be further discussed during the Land Use Milestone meeting.

**State and Federal Land Management Agencies**  
**United States Forest Service, California Tahoe Conservancy, Nevada**  
**Division of State Lands, and the Washoe Tribe**

27. **Stakeholder Comment:** The USFS requested TRPA incorporate by reference, or defer to the current USFS BMP Handbook when developing any new BMP program requirements. (PSW Water Quality Management for Forest System Lands in CA, Best Management Practices, 2000).

**TRPA Response:** Comment noted; the FactSheet for the WQ Milestone discusses this as “**WQ Issue #1: Should the TRPA defer to the Forest Service’s BMP Guidelines?**”

28. **Stakeholder Comment:** The USFS expressed concern over the proposed policy which requires the evaluation of BMP effectiveness and performance. They stated that USFS BMPs in the forested uplands should not be the priority for evaluating BMP effectiveness since existing USFS BMP evaluations occur on an annual basis and BMPs in the urban areas represent the greatest opportunity to achieve pollutant load reductions.

**TRPA Response:** Comment noted; the FactSheet for the WQ Milestone discusses this as “**WQ Issue #3: The Forest Service does not want the**

**effectiveness of their BMPs to be evaluated by a separate entity, as they already have their own annual BMP evaluation process.”**

29. **Stakeholder Comment:** There is an apparent disconnect between policy and rationale related to achieving TMDL load reductions. The concern is that regulations and incentives that apply to the urban areas will also apply to the forest uplands when that does not appear to be the intent. Intent needs to be clearly reflected in policy language.

**TRPA Response:** *Staff proposes to update the Project Description and Matrix to clarify this distinction.*

30. **Stakeholder Comment:** Is TRPA recommending a potential contraction of the urban boundary?

**TRPA Response:** This small but critical part of the proposed policy is currently articulated in the Project Description. *Staff proposes to delete the reference to contacting the urban boundary because its inclusion was an error and not represented in the Matrix.*

31. **Stakeholder Comment:** The CTC and NDSL both asked what TRPA meant by “require acquisition and buy-out programs to permanently retire coverage?”

**TRPA Response:** *Staff proposes to revise the Project Description to no longer include this policy in the Water Quality Subelement, since it is more appropriate for the Soils Subelement.*

32. **Stakeholder Comment:** Would requiring temporary or permanent BMPs as articulated in WQ Policy 1.3 give TRPA authority to issue a stop work order if TRPA disagrees with the USFS BMP applications?

**TRPA Response:** TRPA currently has the authority to issue stop work orders and proposes to maintain this authority in the updated Regional Plan.

33. **Stakeholder Comment:** The USFS expressed concern over how the new Regional Storm Water Monitoring Program (RSWMP) will be funded and how its governing structure will be organized.

**TRPA Response:** Funding sources for long-term RSWMP involvement are currently being developed.

34. **Stakeholder Comment:** All participants requested further clarification regarding the justification for the “80%” policy target number for restoring “disturbed lands.”
- What is the regulatory definition of “disturbed lands?”
  - How will the restoration of disturbed lands be measured?
  - Achieving 80% restoration from what baseline number? (Acreage?)

**TRPA Response:** The 80% number is being carried over from the current Plan and was derived from the Bailey Report. The 208 Plan contains the current definition of “disturbed lands.” They are measured in acres. The baseline number was established by NRCS soils surveys (1968-71). Proposed WQ Policy 1.4 includes updating the “disturbed lands” definition to include functional criteria.

**Private Sector Representatives**  
**Pat Davison, Lew Feldman, and Andrew Strain**

35. **Stakeholder Comment:** Lew Feldman, Esq. said that increasing ratios for transfers out of sensitive areas would help accelerate environmental improvements by incentivizing redevelopment.

**TRPA Response:** Proposed policies include increasing transfer ratios to incentivize transfers out of sensitive areas. *Staff recommends that a financial analysis be conducted in cooperation with the private sector to provide guidance on establishing ratios that are effective incentives.* The FactSheet for the WQ Milestone discusses this as “**WQ Issue #8: Private sector representatives recommended the use of a pro forma economic analysis to inform the allocation- and incentive-based system for land use regulation.**”

36. **Stakeholder Comment:** Andrew Strain (Heavenly Ski Resort-Vail Properties) suggested that a *pro-forma economic analysis* would assist in calculating what the appropriate transfer ratios should be. Increased ratios could also be justified for transfers that achieve multiple threshold benefits.

**TRPA Response:** See TRPA Response to Stakeholder Comment #35.

37. **Stakeholder Comment:** Lew Feldman stated that local data and trend analyses point to a continued decrease in the Basin’s resident population. This may result in a decreased demand for CFA and may undermine it as an effective incentive for realizing water quality benefits. Tourist Accommodation Units (TAUs) will be a more effective incentive to future redevelopment than CFA.

**TRPA Response:** See TRPA Response to Stakeholder Comment #35.

38. **Stakeholder Comment:** Andrew Strain said that he believed there is value in establishing a revolving fund to provide an additional cost-reducing incentive to accelerate implementation of TMDL water quality improvements.

**TRPA Response:** The Project Description does not propose establishing a revolving fund. *Staff proposes to research and evaluate the utility and feasibility*

*of establishing a revolving fund to accelerate the implementation of TMDL water quality improvements.*

39. **Stakeholder Comment:** Pat Davison (Tahoe-Truckee Contractors Association Representative) wanted to know if BMPs and fire defensible space requirements are both required at point-of-sale. Increased outreach to educate public on updated BMP requirements is still necessary.

**TRPA Response:** Defensible space improvements are not proposed to be required at point-of-sale. The intent is to ensure that BMPs are installed consistent with defensible space treatments. It should be noted that there is an inconsistency between the project narrative and Matrix. The Matrix, which is correct, shows the only difference between action alternatives is the prohibition of phosphorous in Alternative 4. *Staff proposes to remove references to requiring installation of BMPs at point of sale in the Project Description under Alternative 4.*

40. **Stakeholder Comment:** Lew Feldman said that future development and redevelopment may not require as much land coverage as in the past. The future focus will be on tourist-oriented allocations and not land coverage.

**TRPA Response:** Transfer ratios for all allocations are proposed in the RPU and will be further discussed in the Land Use Milestone meeting.

41. **Stakeholder Comment:** Lew Feldman and Andrew Strain said that residential development is less a water quality problem than the road system. They suggested that existing TRPA regulation over-emphasizes residential development as the primary source for Lake Tahoe's water quality problems.

**TRPA Response:** The new policies related to achieving water quality objectives focus on the road network, large parcel development, and increased operations and maintenance of water quality facilities.

42. **Stakeholder Comment:** Pat Davison said pervious pavement (e.g., "low impact development" BMPs) should be encouraged and incentivized. TRPA should consider coverage reduction ratios; alternative practices should be accepted as certified BMPs.

**TRPA Response:** The updated BMP Handbook provides for the use of alternative BMPs if deemed effective. Coverage reduction ratios for use of pervious pavers or pavement are not currently recommended in proposed policies since sufficient data does not exist to support such a change.

43. **Stakeholder Comment:** Andrew Strain was unsure about how TRPA permits would apply the TMDL water quality findings for private parcels and properties that cross both a jurisdiction's political and stormwater management plan's catchment boundaries.

**TRPA Response:** The Lake Clarity Crediting Program has anticipated and provides remedy for addressing this issue, which requires communication between the jurisdictions and property owners to assign Credits to the appropriate jurisdictions.

44. **Stakeholder Comment:** Andrew Strain said that Heavenly Ski Resort would like to be a part of the TMDL beta-testing period.

**TRPA Response:** Staff will be working with Heavenly to engage them in the beta-testing period.

45. **Stakeholder Comment:** TRPA should consider an alternative procedure for administering the allocation program. The program could be redesigned to allow TRPA to keep control of allocations and manage the incentive program without local jurisdiction involvement.

**TRPA Response:** The Project Description policies related to allocating additional development involves TRPA metering allocations to the jurisdictions (who ultimately distribute those allocations to development projects).

46. **Stakeholder Comment:** All three participants stated that streamlining the TRPA permit process would be a major incentive to redevelopment and building the improvements to achieve the Clarity Challenge. (A more linear and predictable regulatory process would reduce risk and financial uncertainty.) The nature of the current, unpredictable permitting process creates a major dis-incentive for investors and developers. Lew Feldman and Andrew Strain said that mitigation costs and permitting timelines should be more realistic and predictable.

**TRPA Response:** The TMDL program includes tools (such as the Pollutant Load Reduction Model) that will refine the project delivery process for EIP water quality projects and can also be used in permitting large-scale development projects. During the development of Code language, details pertaining to streamlining the permit process will be developed.

### **Conservation Community**

#### **League to Save Lake Tahoe and Tahoe Area Sierra Club**

47. **Stakeholder Comment:** TRPA's has not a prioritized BMP enforcement in the past and can't be relied upon in the future. Need new enforcement strategies.

**TRPA Response:** See TRPA Response to Stakeholder Comment #4.

48. **Stakeholder Comment:** Suggestion was made that water quality mitigation fees do not include costs associated with operations and maintenance.

**TRPA Response:** *Staff proposes to research this issue further and present recommendations during the subsequent Water Quality Milestone meeting.*

49. **Stakeholder Comment:** Concern expressed that TRPA's historic inability to enforce regulations will persist in implementation of new Regional Plan.

**TRPA Response:** Comment noted.

50. **Stakeholder Comment:** A funded and established monitoring program needs to be in place before new allocations of development are issued.

**TRPA Response:** Implementation of the TMDL will rely on local jurisdictions' on-going assessments of their storm water infrastructure, evaluating the effectiveness of their operations and maintenance programs. Lake Clarity Credits will be awarded (in part) based on the effectiveness of the jurisdictions' operations and maintenance efforts. TRPA anticipates developing an auditing component to ensure the accuracy of local jurisdictions' assessments.

51. **Stakeholder Comment:** Concern was expressed that SEZ restoration efforts are not factored into the pollutant load reductions for urban lands.

**TRPA Response:** Currently, SEZ restoration efforts are not factored into the Lake Clarity Crediting Program, since the focus is on achieving reductions from developed urban uplands.

52. **Stakeholder Comment:** Auditing of local jurisdictions' BMP rapid assessments should occur and have consequences if assessments are determined inaccurate.

**TRPA Response:** The auditing program details have yet to be developed, but staff anticipates a reduction in Credits awarded if auditing reveals discrepancies.

53. **Stakeholder Comment:** Concern expressed over how irrevocable commitments are guaranteed (i.e., what happens if the improvements never occur?). Can an irrevocable commitment be "revoked?" Does an irrevocable commitment only require the improvement to be funded and permitted?

**TRPA Response:** The Project Description in the Land Use Subelement states that irrevocable commitments require proposed improvements to be both fully funded and permitted. Staff believes this provides sufficient guarantee that the improvements will be constructed. The intent of an irrevocable commitment is that it cannot be revoked.

54. **Stakeholder Comment:** Suggestion was made that instead of requiring an irrevocable commitment, environmental improvements should be constructed prior to development projects proceeding.

**TRPA Response:** Alternative 4 in the Land Use Subelement requires construction of the improvements (as opposed to Alternative 2, which only requires that full funding and permits be secured).

55. **Stakeholder Comment:** Will the EIS for the Project Description evaluate potential impacts associated with new proposed CFA?

**TRPA Response:** The EIS for the Project Description will evaluate potential impacts associated with new proposed CFA.

**Appendix B**  
**Summary of Stakeholder Comments and TRPA Responses**  
**from the Stream Environment Zones Subelement**  
**Stakeholder Meetings**

**State Water Quality Agencies**  
**Lahontan W.Q.C.B and NDEP**

1. **Stakeholder Comment:** Timing/phasing of implementation measures needs to be identified (i.e., which will be a part of RPU and which ones will be post-RPU?).

**TRPA Response:** The Matrix of Goals, Policies, and Implementation Measures (“Matrix”) indicates that the regulatory definition of “SEZ” will be revised. It also describes the need to develop an SEZ classification and assessment system as well as new SEZ maps. *Staff proposes to update the Matrix and the Project Description document to indicate which measures will be developed following adoption of the updated Regional Plan.*

2. **Stakeholder Comment:** Agree that definition for permanent and temporary disturbance is needed but want consistency among agencies. State of California is working on a definition.

**TRPA Response:** *Staff will work with our regulatory partners and stakeholders to develop updated definitions for permanent and temporary disturbance for inclusion in the updated Regional Plan if direction to do so is given by the Governing Board at the SEZ Milestone meeting.*

3. **Stakeholder Comment:** Agree that multiple options should be provided for applicants to meet mitigation requirements but concerned that in-lieu fee option implies that you can pay fee for the impact and not actually mitigate it.

**TRPA Response:** The Project Description recognizes the need to provide several options for applicants to meet mitigation requirements through approaches such as providing on- or off-site mitigation, purchasing mitigation credits from a land bank, and paying an in-lieu fee. *Staff proposes to develop an in-lieu fee program which will ensure that fees are used to provide effective mitigation.*

4. **Stakeholder Comment:** Need explanation how proposed SEZ policy evolved from Pathway discussions (in light of the fact that much of the direction for SEZs was left unresolved).

**TRPA Response:** The FactSheet for the SEZ Milestone describes how proposed SEZ goals and policies evolved from SEZ Pathway discussions.

5. **Stakeholder Comment:** Need to explain rationale for mitigation ratio differences between the alternatives.

**TRPA Response:** The FactSheet for the SEZ Milestone describes the rationale for including different mitigation ratios from one alternative to another.

6. **Stakeholder Comment:** It is unclear as to why a new SEZ definition, classification, delineation, and assessment system is needed.

**TRPA Response:** The FactSheet for the SEZ Milestone discusses the need for a new definition, classification, delineation, and assessment system.

7. **Stakeholder Comment:** Need to reduce complexity associated with differentiating between SEZ and 1b classifications.

**TRPA Response:** All SEZ lands are classified 1b in the Bailey Land Classification system. However, all 1b lands are not in SEZs. SEZ lands are regulated to limit disturbance, and 1b lands are regulated to limit coverage. Staff has proposed to clarify this distinction and does not believe that this complicates anything.

8. **Stakeholder Comment:** Separate permit for SEZ disturbance represents more regulatory complexity.

**TRPA Response:** Staff committed to developing a more stringent permitting and environmental review process without having to require a separate permit for SEZ disturbance, as is indicated in the Matrix.

#### **Local Jurisdictions**

#### **Placer, El Dorado, Douglas, and Washoe Counties, City of South Lake Tahoe**

9. **Stakeholder Comment:** Group generally agreed that developing an SEZ classification system is reasonable.

**TRPA Response:** Comment noted.

10. **Stakeholder Comment:** What is the relationship between current Threshold status and proposed implementation measures?

**TRPA Response:** The FactSheet for the SEZ Milestone discusses the relationship between current status and proposed measures.

11. **Stakeholder Comment:** Implementation measures need additional detail. For example, the in-lieu fee program will apply in “certain circumstances,” and those circumstances should be clarified.

**TRPA Response:** The first set of stakeholder meetings is designed to clarify policy priorities. Once the Governing Board has had a chance to weigh in at the first Milestone meeting, this will have been accomplished, and staff will begin providing additional, specific details.

12. **Stakeholder Comment:** Is TRPA’s desire to achieve “net gain” factored into the proposed mitigation ratios (i.e., are additional environmental improvements built into the ratios or do they only represent what is needed to mitigate the impact)?

**TRPA Response:** The reason mitigation ratios across all alternatives are, at lowest, 1.5:1, is not to achieve net gain. Requiring 1.5 square feet of mitigation for every square foot of disturbance is meant to ensure that function is not lost when an SEZ is disturbed. Since restored SEZs rarely provide the function of virgin, undisturbed SEZs, 1:1 mitigation typically results in loss of function. It is acceptable – and it is several other agencies’ policies – to require 1.5:1 as the base ratio. The higher mitigation ratios are geared solely to maintain function, as well. (For example, 4:1 mitigation may be needed to maintain function when a riparian wetland is disturbed and mitigation is the restoration of a dry meadow.)

13. **Stakeholder Comment:** Mitigation ratio increases need further justification. What proof is there that higher ratios are needed because mitigation to date has not been successful?

**TRPA Response:** The FactSheet for the SEZ Milestone discusses the justification for increasing mitigation ratios.

14. **Stakeholder Comment:** Mitigation ratios should be the same for restoration credit transferred out of an SEZ and for mitigation credit transferred into an SEZ. It is not fair that an applicant proposing to impact a high-function SEZ may be required to provide mitigation at, say, 4:1, while an applicant proposing to restore an impaired high-function SEZ would only be given mitigation credit at 1:1.

**TRPA Response:** At this point, staff is not proposing to award coverage at a higher ratio than 1:1 – even for restoration of a high-function SEZ – because doing so would be akin to creating coverage out of thin air. The Land Use Milestone will handle this in greater detail, because Land Use is the part of the Plan that includes transfer ratios. It is anticipated that staff will be looking for Governing Board direction at that time.

**Private Sector Representatives**  
**Pat Davison, Lew Feldman, and Andrew Strain**

15. **Stakeholder Comment:** The Project Description should describe how the applicable mitigation ratio will be determined (i.e. justification 1:1.5 – 1:4).

**TRPA Response:** Implementation details will be developed after general direction has been given at the SEZ Milestone meeting. In brief, variable mitigation ratios will be determined from considering the quality of SEZ values impacted, likelihood of mitigation success, and temporal aspect of impact.

16. **Stakeholder Comment:** The Project Description should identify implementation measures to be developed after RPU and what will be policy in the interim.

**TRPA Response:** See TRPA Response to Stakeholder Comment #1.

17. **Stakeholder Comment:** Contractors' Association agrees that an in-lieu fee would be appropriate in circumstances where impacts are small. Agree that multiple options should be provided for applicants to meet mitigation requirements.

**TRPA Response:** See TRPA Response to Stakeholder Comment #3.

18. **Stakeholder Comment:** A definition for temporary vs. permanent disturbance is needed.

**TRPA Response:** See TRPA Response to Stakeholder Comment #2.

19. **Stakeholder Comment:** Heavenly supports requirement to provide additional information on SEZ coverage relocation findings required for project approval.

**TRPA Response:** A proposed implementation measure requires that additional information be provided regarding SEZ coverage relocation findings to ensure that more consistent determinations are made during review of project applications.

**State and Federal Land Management Agencies**  
**United States Forest Service, California Tahoe Conservancy,  
Nevada Division of State Lands, and the Washoe Tribe**

20. **Stakeholder Comment:** Policy 1.7, which concerns permissible uses in SEZs, should allow for the construction of access facilities to Lake Tahoe that comply with the American Disabilities Act.

**TRPA Response:** *Staff proposes to include the construction of access facilities to Lake Tahoe that comply with the American Disabilities Act as a permissible use in SEZ in the new Regional Plan.*

21. **Stakeholder Comment:** For all policies and measures that describe the development and adoption of protocols for classification, assessment, and monitoring, TRPA must acknowledge that existing and upcoming protocols adopted by other agencies will be integrated into those adopted by TRPA. This will help to avoid duplication or conflicts among agencies.

**TRPA Response:** *Staff proposes to update the Project Description and Matrix to acknowledge that existing protocols for classification, assessment, and monitoring used by other agencies will be incorporated into any new protocols where appropriate. Federal and state land management agencies would be consulted during the development of new protocols to ensure opportunities to reduce duplication and conflict.*

22. **Stakeholder Comment:** Agencies are concerned that they are only able to review portions of Matrix and therefore cannot take position on alternatives without seeing the larger picture associated with all Threshold areas.

**TRPA Response:** Agencies have been given the sections of the Project Description and Matrix that are germane to the Milestone at hand. Agency representatives that have specifically asked for the documents in their entirety have been given the documents.

23. **Stakeholder Comment:** Need to be clear on implementation measures that will be delayed/phased until after RPU and who will pay to develop the measures.

**TRPA Response:** See TRPA Response to Stakeholder Comment #1.

24. **Stakeholder Comment:** The Project Description and Matrix include conflicting statements concerning Pathway Desired Conditions for SEZs.

**TRPA Response:** The FactSheet for the SEZ Milestone describes how proposed SEZ goals and policies evolved from SEZ Pathway discussions.

25. **Stakeholder Comment:** Excess coverage mitigation should be allowed anywhere in the Tahoe Basin. Current provisions are too restrictive. Greater levels of coverage retirement will be achieved with more flexible regulations.

**TRPA Response:** The Project Description recognizes the need to provide several options for applicants to meet mitigation requirements through approaches such as providing on- or off-site mitigation, purchasing mitigation credits from a land bank, or paying an in-lieu fee. **Staff will consider using this**

approach for revising the Excess Coverage Mitigation Program during the Land Use Milestone process.

26. **Stakeholder Comment:** Land banks and others with banked SEZ restoration credits under the existing Regional Plan must be allowed to use such credits for any type of SEZ mitigation requirement under the proposed Regional Plan.

**TRPA Response:** This comment indicates concern that once new definitions for “restoration” and “enhancement” are developed, limitations may be placed on the use of credits. For example, restoration credits can currently be used anywhere in the Basin. Staff understands the need to provide a transition between implementation of the existing and proposed Regional Plan that does not compromise entities’ ability to use allocations generated and banked under the existing Plan. Staff will continue to work with stakeholders to ensure new policies do not significantly compromise the value and use of those allocations.

27. **Stakeholder Comment:** General agreement on need to define “restoration,” “enhancement,” and “creation” of SEZ as well as “permanent” and “temporary disturbance.” The group stated they need to review details, such as the number of SEZs that will be classified, before fully endorsing proposals. Complexity may make the system unusable for the general public as well as the land banks.

**TRPA Response:** Comment noted. Additional details will be developed once general direction on this issue is given at the SEZ Milestone meeting.

28. **Stakeholder Comment:** Additional details are needed on the proposed compensatory mitigation policies.

**TRPA Response:** The FactSheet for the SEZ Milestone describes the rationale for the proposed compensatory mitigation policies.

29. **Stakeholder Comment:** TRPA must assess whether there is need for all the policy statements currently drafted. Some of the existing policies are redundant and dilute the message regarding how to best achieve the end goal.

**TRPA Response:** Comment noted.

30. **Stakeholder Comment:** Consideration should be given to allowing excess coverage mitigation fees to be used for restoration and enhancement of SEZs instead of requiring the retirement of a set amount of coverage.

**TRPA Response:** See TRPA Response to Stakeholder Comment #25.

31. **Stakeholder Comment:** Regarding Policy 1.2, SEZ Restoration and Enhancement, is there a conflict with proposed policies in the Recreation

Element related to no net loss at a recreation site? Couldn't this policy be interpreted to require removal of recreation facilities located in SEZs?

**TRPA Response:** Policy 1.2 states in part: “Restore and enhance the historic extent and natural condition and functions of all converted and degraded SEZ lands...” In the main, however, the policy is intended to distinguish between SEZ “restoration” and “enhancement” and set a goal for restoration of SEZs within the urban boundary. It is not intended to require removal of recreation facilities or other development located in SEZs (except where feasible and practical as determined by the appropriate land management agency). A similar policy exists in the current Plan; the new policy will not be interpreted differently.

32. **Stakeholder Comment:** How does Policy 1.9 differ from what is required by National Environmental Policy Act requirements? What will the standards be, are there any cost implications, and do increased costs factor into the implementation of the new policy?

**TRPA Response:** Policy 1.9 concerns “Project Alternatives Analysis and Design Requirements.” An associated implementation measure requires that additional information be provided on SEZ coverage relocation findings to ensure more consistent determinations during review of project applications. The first set of stakeholder meetings is designed to clarify policy priorities. Once the Governing Board has had a chance to weigh in at the first Milestone meeting, this will have been accomplished, and staff will begin providing additional, specific details.

33. **Stakeholder Comment:** The language in Policy 1.10 is very broad. Implementation measures should state that bicycle trails or public access roads incorporating either a boardwalk or turnpike design are eligible for SEZ enhancement credit because the design only degrades some SEZ function and does not obliterate all SEZ functions.

**TRPA Response:** Policy 1.10 concerns compensatory mitigation. SEZ Issue #2 in this FactSheet discusses compensatory mitigation and the justification for proposal to increase mitigation ratios. Raised boardwalks are examples of improvements that will be allowed in SEZs if no feasible alternative location exists; they will be eligible for enhancement credit. Staff will consult with stakeholders during development of implementation details to ensure that this concern is addressed.

**Conservation Community**  
**League to Save Lake Tahoe and Tahoe Area Sierra Club**

34. **Stakeholder Comment:** Concern expressed that recent studies have concluded that water quality micro-filtration facilities need to be constructed in lower parts of

the watershed – which are often SEZs! Construction of these facilities would compromise ability to achieve SEZ Thresholds.

**TRPA Response:** The existing TRPA Code of Ordinances contains exceptions to the prohibition of additional disturbance in an SEZ for certain uses. Water quality facilities are among those uses for which exceptions are provided. Staff will address this issue and provide a rationale for such facilities receiving an SEZ disturbance exception in the updated Regional Plan and when Code revisions are brought forward for Governing Board consideration.

35. **Stakeholder Comment:** What happens if projects involving the restoration of disturbed lands are not successful in the future?

**TRPA Response:** The Project Description includes a policy to revise the definition of “SEZ restoration” and adopt new definitions for “SEZ enhancement” and “SEZ creation.” These new definitions support the development guidelines that will be used to determine when SEZ restoration, enhancement, and creation efforts are determined to be complete and successful. The Environmental Improvement Program is currently developing performance measures for what constitutes a successful SEZ restoration effort. A proposed implementation measure states that a project’s mitigation ratio depends on the prospects for success of its required restoration efforts. All in all, the use of new definitions, performance measures, and mitigation ratios will help to reduce the risk of restoration efforts being unsuccessful in the future.

36. **Stakeholder Comment:** Concern expressed about how SEZ policies are supported by Pathway discussions when no agreement was made by the Forum.

**TRPA Response:** See TRPA Response to Stakeholder Comment #4.

## **Appendix C**

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**Appendix D**  
**List of WQ and SEZ Stakeholder Meetings, Meeting Dates, and Participants**

<b>Regulatory Agencies</b>	<b>Invitees</b>	<b>Attended</b>	<b>Meeting Date</b>
	Bob Larson, Lahontan RWQCB	Yes	12/16/2009
	Jason Kuchnicki, Nevada Dept. Environmental Protection	Yes	12/16/2009
<b>Environmental Groups</b>	<b>Invitees</b>	<b>Attended</b>	<b>Meeting Date</b>
	Carl Young, League to Save Lake Tahoe	Yes	1/7/2010
	Roger Rosenburger, Tahoe Area Sierra Club		
	Jennifer Quashnick, Tahoe Area Sierra Club	Yes	1/7/2010
	Nicole Gergans, League to Save Lake Tahoe	Yes	1/7/2010
	Laurel Ames, Tahoe Area Sierra Club	Yes	1/7/2010
<b>Private</b>	<b>Invitees</b>	<b>Attended</b>	<b>Meeting Date</b>
	Lew Feldman, Attorney	Yes	12/17/2009
	Steve Teshara, N. Lake Tahoe Resort Association		
	Pat Davison, Contractors Association Truckee Tahoe	Yes	12/17/2009
	Andrew Strain, Heavenly	Yes	12/21/2009
<b>Local Jurisdictions</b>	<b>Invitees</b>	<b>Attended</b>	<b>Meeting Date</b>
	Rick Angelocci, City of South Lake Tahoe Planning	Yes	12/21/2009
	Jennifer Merchant, Placer County	Yes	12/21/2009
	Paul Thompson, Placer County Planning	Yes	1/7/2010
	Peter Mauer, El Dorado County Planning	Yes	12/21/2009
	Brandy McMahon, Douglas County Planning	Yes	12/21/2009
	Lee Plemel, Carson City Planning	Yes	12/21/2009
	Eva Krause, Washoe County Planning	Yes	12/21/2009
	Chuck Greene, Washoe County , APC	Yes	12/21/2009
<b>State and Federal</b>	<b>Invitees</b>	<b>Attended</b>	<b>Meeting Date</b>
	Bruce Eisner, California Tahoe Conservancy	Yes	12/22/2009 & 1/5/2010
	Charlie Donohue, Nevada Division of State Lands	Yes	12/22/2009
	Eli Ilano USFS LTBMU	Yes	1/8/2010
	Mistia Zuckerman, Washoe Tribe	Yes	12/22/2009
	Scott Carroll, California Tahoe Conservancy	Yes	12/22/2009
	Sue Norman, USFS LTBMU	Yes	12/22/2009 & 1/8/2010
	Mike LeFevre, USFS LTBMU	Yes	12/22/2009 & 1/8/2010
	Denise Downey, USFS LTBMU	Yes	1/8/2010

## **DRAFT Descriptions of Project Alternatives for the Proposed Regional Plan Update's EIS**

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**Prepared by**

**Tahoe Regional Planning Agency  
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## **INTRODUCTION**

In 1987, the Tahoe Regional Planning Agency (TRPA) adopted a Regional Plan to describe the needs and goals of the Tahoe Region and provide a policy guide for decision making. Adoption of such a plan is a requirement of the Tahoe Regional Planning Compact (Compact).

In contrast to most other jurisdictions' plans, TRPA's plan (and all its elements, ordinances, rules, and regulations) must achieve and maintain an adopted set of environmental threshold carrying capacities (Thresholds). This is required by the Compact.

The Compact also requires that TRPA take an interdisciplinary approach, using the natural sciences, the social sciences, and the environmental design arts in planning. This interdisciplinary approach is the way to harmonize the needs of the region as a whole so as to ensure equilibrium between the Region's natural endowment and its man-made environment.

The lifespan of the 1987 Regional Plan was set at 20 years. In order to update the 1987 plan, TRPA must provide policy alternatives that represent a set of different possibilities for planning and regulation in the Tahoe Basin. TRPA must submit an Environmental Impact Statement (EIS) to assess the implications of these alternatives.

The Compact provides a mandate for the protection of the scenic, recreational, educational, scientific, natural, and public health values of the Tahoe Region. TRPA must select the one EIS alternative (or a combination of alternatives) that will meet the Compact's requirements to both achieve and maintain the Thresholds and ensure equilibrium between the human and natural environments.

This document describes the different alternatives being proposed for the update of TRPA's Regional Plan. Updating the plan (by adopting amendments as proposed in the different EIS alternatives outlined in this document) would allow TRPA to continue following this mandate using current information and approaches that may not have been available when the 1987 Regional Plan was adopted.

In 1987, the focus of the plan was on achieving and maintaining the Thresholds and providing both for redevelopment and for orderly growth and development on vacant land consistent with the constraints imposed by the Thresholds. The development allocations provided in the Regional Plan are nearly exhausted today; the Region is almost at build-out of anticipated growth.

As the Basin approaches build-out conditions, the land use trends needing to be addressed over the next several decades are the following:

- redevelopment
- implementing smart planning principles
- updating and improving an aging built environment
- promoting walkable, compact, affordable, and livable mixed-use communities that provide for environmental protection and a sustainable economy

Since 2002, TRPA has been gathering technical data and scientific information needed to update its plan. In addition, extensive public input has been integrated into the process, which has been coordinated with partner agencies at all levels of government and with communities around the Basin.

More than 2,500 people have contributed to the Regional Plan Update through Place-Based Planning workshops and the Pathway Forum. These people have described in explicit terms how they would like to see their communities evolve over the next 20 years. A preponderance of them have expressed a vision for revitalizing existing town centers, combining land uses, and promoting alternative modes of transportation.

TRPA staff and consultants have articulated a “regional vision” that combines the technical and scientific directives with the desired conditions spelled out by citizens. Focusing future land use on redevelopment provides a tool for leveraging the environmental improvements in the Basin that are required under the Compact. These include water quality improvements, reduction of vehicle miles traveled, air quality improvements, and improved recreation.

The Pathway Forum produced an extensive analysis of the Thresholds. In the public process that followed the Forum, a large slate of proposed Threshold changes was narrowed down to a small number of amendments that were deemed to be incontrovertibly sensible. As part of this EIS alternatives document, that small group of agreed-upon Threshold amendments is included.

#### **THE LAKE TAHOE BASIN REGIONAL VISION**

The Vision Summary is the result of outside-of-the-Basin surveys, the Pathway Forum, and the Place-Based Planning process; it represents a variety of local, regional, and national interests. The process engaged local community members, second home owners, and visitors in its development. The following vision statement for the Region that resulted from the process:

***In 2027, the Lake Tahoe Basin is an exceptional place where communities thrive in harmony with the natural environment. The overwhelming presence of nature is apparent. The Lake is blue and clear, the air is clean, the region’s ecosystem healthy and natural sounds evident. Within communities, the economy is strong and sustainable; the population diverse and vital, the richness of everyday life is obvious.***

***Based on mutual respect and the integration of human and natural communities, a balance exists that inspires and motivates residents, businesses, visitors, and governments alike to work together to maintain the Lake’s value as a national and international treasure. Lake Tahoe is a truly unique and special place. (Pathway Forum)***

## ALTERNATIVE DESCRIPTIONS

The following text provides a brief description of the alternatives to be analyzed in the EIS. The alternatives were developed with the following objectives in mind:

- *As required by the TRPA Compact: Achieve and maintain the Environmental Thresholds Carrying Capacities*
- *Focus amendments to the TRPA Goals and Policies, Plan Areas Statements, and Code of Ordinances to provide environmental gain*
- *Achieve the environmental standards while providing an opportunity to enhance the built environment of the Lake Tahoe Region and implement the planning principles of the Place-Based Planning process.*

TRPA is proposing four different alternative projects for analysis at an equal level of detail in the EIS:

- ❖ Alternative One is the “no project” alternative. Under this alternative, the only changes proposed are those that are necessary to achieve or maintain consistency with already-adopted regulations of other federal or state agencies.
- ❖ Alternative Two, the alternative proposed by TRPA staff, focuses on a combination of incentives, regulation, and collaboration to achieve the environmental thresholds required by the Compact. This alternative recognizes the results of recent inquiry, which show that the majority of pollutants affecting Lake Tahoe’s clarity come from urbanized areas where the land uses are largely private; it responds to the sentiment that TRPA needs to work with the owners of those uses and provide them with incentives to participate in the environmental improvement of the Basin.
- ❖ Alternative Three is largely like the “no project” alternative, except that it allows for development to continue at a pace very similar to (but slightly slower than) the one we have seen over the past 20 years. Though this alternative can be referred to as the “status quo” alternative, it also proposes the greatest amount of new allocations. Therefore, in some cases, Alternative Three contains changes that go beyond the ones necessitated by the unavoidable mandates of other federal or state agencies in order to ensure that environmental thresholds continue to be met.
- ❖ Alternative Four takes the approach that a decreased amount of allocations and an increased amount of regulation is the best way to ensure that the Thresholds are attained. Like Alternative Two, this alternative is designed to incorporate the best science currently available. And while other alternatives continue, in some cases, to regulate the Tahoe Basin as the purview of two states, Alternative Four consistently aims to apply the highest available standards Basin-wide.

TRPA’s Regional Plan contains Goals and Policies, and these support Implementation Measures. The aim of this draft document is to assist anyone reviewing the list of proposed changes to the Goals and Policies, as well as the new Implementation Measures. As stated above, it is a narrative document. Each Subelement of the plan is included in the narrative as its own section. The format of each section is as follows:

- **Overview** of the Subelement as it currently exists in the 1987 Regional Plan, including

the salient goals and policies currently in effect.

- Explanations of Alternatives One through Four, consecutively. Each explanation contains the following:
  - A **Summary** of the Subelement's main function within the plan, in light of the particular alternative.
  - A synopsis of the **Goals and Policies** included under the particular alternative, as well as rationales for their inclusion.
  - A list of the **Implementation Measures** included under the particular alternative, as well as rationales for their inclusion.

*Note: While the complete complement of the Goals and Policies in each Subelement can only be found in the full Regional Plan Update, the Implementation Measures under each alternative represent the entirety of the list of these measures. Each measure is preceded by a bullet in the text and can be found under the Implementation Measures heading.*

## Environmental Threshold Carrying Capacities (Thresholds) and Pathway Vision Statements

### Overview

The TRPA Compact defines Environmental Threshold Carrying Capacities (Thresholds) as environmental standards necessary to maintain a significant scenic, recreational, educational, scientific or natural value of region or to maintain public health and safety within the region. In August 1982, TRPA adopted Resolution No. 82-11, which adopted Thresholds for the Lake Tahoe Region.

Prior to adopting Resolution 82-11, TRPA considered lengthy public testimony, an Environmental Impact Statement (EIS), and a study report on the establishment of the Thresholds. The Thresholds set forth in Exhibit A of Resolution 82-11 address the following nine components of the environment of the Tahoe Region: water quality, soil conservation, air quality, vegetation preservation, wildlife, fisheries, noise, recreation, and scenic resources.

The Thresholds guide virtually all aspects of TRPA's planning and operating functions. Article V(c) of the Compact requires TRPA to amend the Regional Plan so that:

*...at a minimum, the plan and all of its elements, as implemented through agency ordinances, rules and regulations, achieves and maintains the adopted environmental threshold carrying capacities. Each element of the plan shall contain implementation provisions and time schedules for such implementation by ordinance.*

Article V (d) of the Compact also requires the Regional Plan to "provide for attaining and maintaining Federal, State or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable." Each element of the plan, where applicable, must identify the means and time schedule by which air and water quality standards will be attained.

Article V (g) of the Compact requires TRPA to make specific written findings prior to approving any project in the region. These findings must "insure that the project under review will not adversely affect implementation of the Regional Plan and will not cause the adopted Environmental Threshold Carrying Capacities of the region to be exceeded."

Although not explicitly stated in the Compact, provisions in the Regional Plan Goals and Policies (Monitoring and Evaluation Subelement) and the Code of Ordinances, Chapter 32, were adopted requiring TRPA to evaluate the Thresholds and the Regional Plan at least every five years and make adjustments to the plan as well as the Thresholds to ensure the maintenance and attainment of Thresholds.

Although litigation in the mid-1980s created uncertainty as to the date of the first five-year review, the Water Quality Management Plan for the Lake Tahoe Region (TRPA, 1988) established the date for the first evaluation as September 1991. TRPA has conducted evaluations of the Thresholds in 1996, 2001, and 2006.

Numerical Standards have been adopted for Thresholds – but not in all cases. In certain instances, it was deemed infeasible to set forth such standards. In these instances, Management Standards or policy statements (to provide specific direction for Agency staff in development of the Regional Plan) were set forth instead.

The existing Threshold Standards are as follows:

### **Water Quality – Pelagic Lake Tahoe**

#### *Numerical Standard*

Reduce dissolved inorganic nitrogen (N) loading from all sources by 25 percent of the 1973-81 annual average.

Achieve the following long-term water quality standards:

- Annual mean phytoplankton primary productivity: 52gmC/m<sup>2</sup>/yr.
- Winter (December - March) mean Secchi disk transparency: 33.4m.

#### *Policy Statement*

This Threshold is currently being exceeded and will likely continue to be exceeded until some time after full implementation of the loading reductions prescribed by the Thresholds.

#### *Management Standard*

Reduce the loading of dissolved phosphorus, iron, and other algal nutrients from all sources as required to achieve ambient standards for primary productivity and transparency.

Reduce dissolved inorganic nitrogen loads from surface runoff by approximately 50 percent, from groundwater approximately 30 percent, and from atmospheric sources approximately 20 percent of the 1973-81 annual average. This Threshold relies on predicted reductions in pollutant loadings from out-of-basin sources as part of the total pollutant loading reduction necessary to attain environmental standards, even though the Agency has no direct control over out-of-basin sources. The cooperation of the states of California and Nevada will be required to control sources of air pollution which contribute nitrogen loadings to the Lake Tahoe Region.

### **Water Quality – Littoral Lake Tahoe**

#### *Numerical Standard*

Reduce dissolved inorganic nitrogen loading to Lake Tahoe from all sources by 25 percent of the 1973-81 annual average.

Decrease sediment load as required to attain turbidity values not to exceed three NTU. In addition, turbidity shall not exceed one NTU in shallow waters of the Lake not directly influenced by stream discharges.

Reduce the loading of dissolved inorganic nitrogen, dissolved phosphorus, iron, and other algal nutrients from all sources to meet the 1967-71 mean values for phytoplankton primary productivity and periphyton biomass in the littoral zone.

*Management Standard*

Reduce dissolved inorganic nitrogen loads from surface runoff by approximately 50 percent, from groundwater approximately 30 percent, and from atmospheric sources approximately 20 percent of the 1973-81 annual average. This Threshold relies on predicted reductions in pollutant loadings from out-of-basin sources as part of the total pollutant loading reduction necessary to attain environmental standards, even though the Agency has no direct control over out of Basin sources. The cooperation of the states of California and Nevada will be required to control sources of air pollution which contribute nitrogen loadings to the Lake Tahoe Region.

**Water Quality – Tributaries**

*Numerical Standard*

Attain applicable state standards for concentrations of dissolved inorganic nitrogen, dissolved phosphorus, and dissolved iron. Attain a 90<sup>th</sup> percentile value for suspended sediment concentration of 60 mg/1.

*Management Standard*

Reduce total annual nutrient and suspended sediment load to achieve loading Thresholds for littoral and pelagic Lake Tahoe.

**Water Quality – Surface Runoff**

*Numerical Standard*

Achieve a 90<sup>th</sup> percentile concentration value for dissolved inorganic nitrogen of 0.5 mg/1, for dissolved phosphorus of 0.1 mg/1, and for dissolved iron of 0.5 mg/1 in surface runoff directly discharged to a surface water body in the Basin.

Achieve a 90 percentile concentration value for suspended sediment of 250 mg/1.

*Management Standard*

Reduce total annual nutrient and suspended sediment loads as necessary to achieve loading Thresholds for tributaries and littoral and pelagic Lake Tahoe.

**Water Quality – Groundwater**

*Management Standard*

Surface runoff infiltration into the groundwater shall comply with the uniform Regional Runoff Quality Guidelines as set forth in Table 4-12 of the Draft Environmental Threshold Carrying Capacity Study Report, May, 1982.

Where there is a direct and immediate hydraulic connection between ground and surface waters, discharges to groundwater shall meet the guidelines for surface discharges, and the Uniform Regional Runoff Quality Guide lines shall be amended accordingly.

**Water Quality – Other Lakes**

*Numerical Standard*

Attain existing water quality standards.

### **Soil Conservation – Impervious Cover**

#### *Management Standard*

Impervious cover shall comply with the Land-Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide For Planning, Bailey, 1974.

### **Soil Conservation – Stream Environment Zones**

#### *Numerical Standard*

Preserve existing naturally functioning SEZ lands in their natural hydrologic condition, restore all disturbed SEZ lands in undeveloped, unsubdivided lands, and restore 25 percent of the SEZ lands that have been identified as disturbed, developed or subdivided, to attain a 5 percent total increase in the area of naturally functioning SEZ lands.

### **Air Quality – Carbon Monoxide**

#### *Numerical Standard*

Maintain carbon monoxide concentrations at or below 9 parts per million averaged over 8 hours provided that each state shall review and certify to TRPA by February 28, 1983, as to what their carbon monoxide standards are as of that date, and this TRPA threshold standard shall be changed effective February 28, 1983, if necessary, to be the applicable state carbon monoxide standard applicable to the respective portions of the region in accordance with Article V (d) of the Compact.

#### *Management Standard*

Reduce traffic volumes on the U.S. 50 Corridor by 7 percent during the winter from the 1981 base year between 4:00 p.m. and 12:00 midnight, provided that those traffic volumes shall be amended as necessary to meet the respective state standards.

### **Air Quality – Ozone**

#### *Numerical Standard*

Maintain ozone concentrations at or below 0.08 parts per million averaged over 1 hour.

Maintain oxides of nitrogen (NOx) emissions at or below the 1981 level.

### **Air Quality – Regional Visibility**

#### *Numerical Standard<sup>1</sup>*

Achieve an extinction coefficient of 25  $Mm^{-1}$  at least 50 percent of the time as calculated from aerosol species concentrations measured at the Bliss State Park monitoring site (visual range of 156 kilometers, 97 miles).

Achieve an extinction coefficient of 34  $Mm^{-1}$  at least 90 percent of the time as calculated from aerosol species concentrations measured at the Bliss State Park monitoring site (visual range of 115 kilometers, 71 miles). (Calculations will be made on three year running periods).

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<sup>1</sup> Amended 03/22/2000

Beginning with the existing 1991-93 monitoring data as the performance standards to be met or exceeded.)

Reduce wood smoke emissions by 15% of the 1981 base values through technology, management practices and educational programs.

### **Air Quality – Subregional Visibility**

#### *Numerical Standard<sup>1</sup>*

Achieve an extinction coefficient of  $50 \text{ Mm}^{-1}$  at least 50 percent of the time as calculated from aerosol species concentrations measured at the South Lake Tahoe monitoring site (visual range of 78 kilometers, 48 miles); and

Achieve an extinction coefficient of  $125 \text{ Mm}^{-1}$  at least 90 percent of the time as calculated from aerosol species concentrations measured at the South Lake Tahoe monitoring site (visual range of 31 kilometers, 19 miles); and

Calculations will be made on three year running periods. Beginning with the existing 1991-93 monitoring data as the performance standards to be met or exceeded.)

Reduce suspended soil particles by 30% of the 1981 base values through technology, management practices and educational programs. Reduce wood smoke emissions by 15% of the 1981 base values through technology, management practices and educational programs. Reduce vehicle miles of travel by 10% of the 1981 base values.

### **Air Quality – Nitrate Deposition**

#### *Management Standard*

Reduce the transport of nitrates into the Basin and reduce oxides of nitrogen (NOx) produced in the Basin consistent with the water quality Thresholds.

Reduce vehicle miles of travel in the Basin by 10% of the 1981 base year values.

### **Air Quality – Odor**

#### *Policy Statement*

It is the policy of the TRPA Governing Board in the development of the Regional Plan to reduce fumes from diesel engines to the extent possible.

### **Vegetation Preservation – Common Vegetation**

#### *Management Standard*

Increase plant and structural diversity of forest communities through appropriate management practices as measured by diversity indices of species richness, relative abundance, and pattern.

Maintain the existing species richness of the Basin by providing for the perpetuation of the following plant associations:

- Yellow Pine Forest: Jeffrey pine, White fir, Incense cedar, Sugar pine.

- Red Fir Forest: Red fir, Jeffrey pine, Lodgepole pine, Western white pine, Mountain hemlock, Western juniper.
- Subalpine Forest: Whitebark pine, Mountain hemlock, Mountain mahogany.
- Shrub Association: Greenleaf and Pinemat manzanita, Tobacco brush, Sierra chinquapin, Huckleberry oak, Mountain whitethorn.
- Sagebrush Scrub Vegetation: Basin sagebrush, Bitterbrush, Douglas chaenactis.
- Deciduous Riparian: Quaking aspen, Mountain alder, Black cotton-wood, Willow.
- Meadow Associations (Wet and Dry Meadow): Mountain squirrel tail, Alpine gentian, Whorled penstemon, Asters, Fescues, Mountain brome, Corn lilies, Mountain bentgrass, Hairgrass, Marsh marigold, Elephant heads, Tinker's penney, Mountain Timothy, Sedges, Rushes, Buttercups.
- Wetland Associations (Marsh Vegetation): Pond lilies, Buckbean, Mare's tail, Pondweed, Common bladderwort, Bottle sedge, Common spikerush.
- Cushion Plant Association (Alpine Scrub): Alpine phlox, Dwarf ragwort, Draba.

Relative Abundance - of the total amount of undisturbed vegetation in the Tahoe Basin;

1. Maintain at least four percent meadow and wetland vegetation.
2. Maintain at least four percent deciduous riparian vegetation.
3. Maintain no more than 25 percent dominant shrub association vegetation.
4. Maintain 15-25 percent of the Yellow Pine Forest in seral stages other than mature.
5. Maintain 15-25 percent of the Red Fir Forest in seral stages other than mature.

Pattern - Provide for the proper juxtaposition of vegetation communities and age classes by;

1. Limiting acreage size of new forest openings to no more than eight acres.
2. Adjacent openings shall not be of the same relative age class or successional stage to avoid uniformity in stand composition and age.

A nondegradation standard to preserve plant communities shall apply to native deciduous trees, wetlands, and meadows while providing for opportunities to increase the acreage of such riparian associations to be consistent with the SEZ threshold.

Native vegetation shall be maintained at a maximum level to be consistent with the limits defined in the Land Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide For Planning, Bailey, 1974, for allowable impervious cover and permanent site disturbance.

#### *Policy Statement*

It shall be a policy of the TRPA Governing Board that a nondegradation standard shall permit appropriate management practices.

**Vegetation Preservation – Late Seral and Old Growth Forest Ecosystems**

*Numerical Standard<sup>2</sup>*

Attain and maintain a minimum percentage of 55% by area of forested lands within the Tahoe Region in a late seral or old growth condition, and distributed across elevation zones. To achieve the 55%, the elevation zones shall contribute as follows:

- The Subalpine zone (greater than 8,500 feet elevation) will contribute 5% (7,600 acres) of the forested lands;
- The Upper Montane zone (between 7,000 and 8,500 feet elevation) will contribute 30% (45,900 acres) of forested lands;
- The Montane zone (lower than 7,000 feet elevation) will contribute 20% (30,600 acres) of forested lands.

Forested lands within TRPA designated urban areas are excluded in the calculation for threshold attainment. Areas of the montane zone within 1,250 feet of urban areas may be included in the calculation for threshold attainment if the area is actively being managed for late seral and old growth conditions and has been mapped by TRPA. A maximum value of 40% of the lands within 1,250 feet of urban areas may be included in the calculation.

Because of these restrictions the following percentage of each elevation zone must be attained to achieve this threshold:

- 61% of the Subalpine zone must be in a late seral or old growth condition;
- 60% of the Upper Montane zone must be in a late seral or old growth condition;
- 48% of the Montane zone must be in a late seral or old growth condition;

**Vegetation Preservation – Uncommon Plant Communities**

*Numerical Standard<sup>3</sup>*

Provide for the nondegradation of the natural qualities of any plant community that is uncommon to the Basin or of exceptional scientific, ecological, or scenic value. This threshold shall apply but not be limited to (1) the deepwater plants of Lake Tahoe, (2) Grass Lake (sphagnum bog), (3) Osgood swamp, (4) the Freel Peak Cushion Plant community, (5) Taylor Creek Marsh, (6) Pope Marsh, (7) Upper Truckee Marsh, and (8) Hell Hole.

**Vegetation Preservation – Sensitive Plants**

*Numerical Standard*

Maintain a minimum number of population sites for each of five sensitive plant species.

<u>Species<sup>§§</sup></u>	<u>Number of Population Sites</u>
<u>Lewisia pygmaea longipetala</u>	2
<u>Draba asterophora v. macrocarpa</u>	2
<u>Draba asterophora v. asterophora</u>	5
<u>Rorippa subumbellata</u>	26
<u>Arabis rigidissima v. demote</u>	7

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<sup>2</sup> Amended 05/23/2001

<sup>3</sup> Amended 04/24/2002

**Wildlife – Special Interest Species**

*Numerical Standard*

Provide a minimum number of population sites and disturbance zones for the following species:

<u>Species of interest</u>	<u>Population sites</u>	<u>Disturbance zone (mi.)</u>	<u>Influence zone (mi.)</u>
Goshawk	12	0.50	3.50
Osprey	4	0.25	0.60
Bald Eagle (Winter)	2	Mapped areas	Mapped areas
Bald Eagle (Nesting)	1	0.50	Variable
Golden Eagle	4	0.25	9.0
Peregrine	2	0.25	7.6
Waterfowl	18	Mapped areas	Mapped areas
Deer	-	Mapped areas	Meadows

**Wildlife – Habitats of Special Significance**

*Management Standard*

A nondegradation standard shall apply to significant wildlife habitat consisting of deciduous trees, wetlands, and meadows while providing for opportunities to increase the acreage of such riparian associations.

**Fisheries – Stream Habitat**

*Numerical Standard<sup>4</sup>*

Maintain the 75 miles of excellent, 105 miles of good, and 38 miles of marginal stream habitat as indicated by the Stream Habitat Quality Overlay map, amended May 1997, based upon the re-rated stream scores set forth in Appendix C-1 of the 1996 Evaluation Report.

**Fisheries – Instream Flows**

*Management Standard*

Until instream flow standards are established in the Regional Plan to protect fishery values, a nondegradation standard shall apply to instream flows.

*Policy Statement*

It shall be a policy of the TRPA Governing Board to seek transfers of existing points of water diversion from streams to Lake Tahoe.

**Fisheries – Lahontan Cutthroat Trout**

*Policy Statement*

It shall be the policy of the TRPA Governing Board to support, in response to justifiable evidence, state and federal efforts to reintroduce Lahontan cutthroat trout.

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<sup>4</sup> Amended 05/28/1997

**Fisheries – Lake Habitat**

*Management Standard*

A nondegradation standard shall apply to fish habitat in Lake Tahoe. Achieve the equivalent of 5,948 total acres of excellent habitat <sup>§</sup>as indicated by the Prime Fish Habitat Overlay Map dated 5/19/97 as may be amended from time to time.

**Noise – Single Noise Events**

*Numerical Standard<sup>5</sup>*

The following maximum noise levels are allowed: All values are in decibels)

Source	Threshold - dBA		Less Than 35 MPH	Greater Than 35 MPH	Monitoring Distances
	Overall				
Aircraft	80 <sup>1</sup>		--	--	6,500 m-start of takeoff roll 2,000 m-runway threshold approach
	77.1 <sup>2</sup>		--	--	6,500 m-start of takeoff roll 2,000 m-runway threshold approach
Watercraft <sup>3</sup>					
1. Pass-By Test	82 L <sub>max</sub>		--	--	50 ft.-engine at 3,000 rpm
2. Shoreline Test	75 L <sub>max</sub>		--	--	Microphone 5 ft. above water, 2 ft., above curve of shore, dock or platform. Watercraft in Lake, no minimum distance.
3. Stationary Test	88 dBA L <sub>max</sub> for boats manufactured before January 1, 1993;		--	--	Microphone 3.3 feet from exhaust outlet - 5 feet above water.
	90 dBA L <sub>max</sub> for boats manufactured after January 1, 1993		--	--	
Motor Vehicles Less Than	--		76	82	50 ft.

<sup>5</sup> Amended 07/23/2003 [Watercraft]

Motor Vehicles	--	82	86	50 ft.
Greater Than				
Motorcycles	--	77	86	50 ft.
Off-Road	--	72	86	50 ft.
Snowmobiles	--	82	--	50 ft.

1. The single event noise standard of 80 dBA  $L_{max}$  for aircraft departures at Lake Tahoe Airport shall be effective immediately. The single event noise standard of 80 dBA  $L_{max}$  for aircraft arrivals at Lake Tahoe Airport is not to be effective until ten years after the adoption of an airport master plan by TRPA. The schedule for phasing in the 80 dBA arrival standard shall be based on a review and consideration of the relevant factors, including best available technology and environmental concerns, and shall maximize the reduction in noise impacts caused by aircraft arrivals while allowing for the continuation of general aviation and commercial service. The beginning arrival standard shall not exceed 84 dBA for general aviation and commuter aircraft, and 86 dBA for transport category aircraft.<sup>6</sup>
2. Between the hours of 8 p.m. and 8 a.m.
3. Failure to meet any one of these three test standards exceeds the single noise event threshold for watercraft.

**Noise – Cumulative Noise Events<sup>7</sup>**

*Numerical Standard*

Background noise levels shall not exceed the following levels:

Land Use Category	Average Noise Level Or CNEL range (dBA)
High Density Residential Areas	55
Low Density Residential Areas	50
Hotel/Motel Areas	60
Commercial Areas	60
Industrial Areas	65
Urban Outdoor Recreation Areas	55
Rural Outdoor Recreation Areas	50
Wilderness and Roadless Areas	45
Critical Wildlife Habitat Areas	45

*Policy Statement*

It shall be the policy of the TRPA Governing Body in development of the Regional Plan to define, locate, and establish CNEL levels for transportation corridors

**Recreation**

*Policy Statement*

It shall be the policy of the TRPA Governing Body in development of the Regional Plan to preserve and enhance the high quality recreational experience including preservation of high-quality undeveloped shorezone and other natural areas. In developing the Regional Plan, the

<sup>6</sup> Amended 08/26/1992

<sup>7</sup> Amended 05/28/1997

staff and Governing Body shall consider provisions for additional access, where lawful and feasible, to the shorezone and high quality undeveloped areas for low density recreational uses.

It shall be the policy of the TRPA Governing Body in development of the Regional Plan to establish and ensure a fair share of the total Basin capacity for outdoor recreation is available to the general public.

### **Scenic Resources – Roadway and Shoreline Units**

#### *Numerical Standard*

Maintain or improve the numerical rating assigned each unit, including the scenic quality rating of the individual resources within each unit, as recorded in the Scenic Resources Inventory and shown in Tables 13-3, 13-5, 13-8 and 13-9 of the Draft Study Report.

Maintain the 1982 ratings for all roadway and shoreline units as shown in Tables 13-6 and 13-7 of the Draft Study Report.

Restore scenic quality in roadway units rated 15 or below and shoreline units rated 7 or below.

### **Scenic Resources – Other Areas<sup>8</sup>**

#### *Numerical Standard*

Maintain or improve the numerical rating assigned to each identified scenic resource, including individual subcomponent numerical ratings, for views from bike paths and other recreation areas open to the general public as recorded in the 1993 Lake Tahoe Basin Scenic Resource Evaluation.

### **Scenic Resources – Built Environment**

#### *Policy Statement*

It shall be the policy of the TRPA Governing Body in development of the Regional Plan, in cooperation with local jurisdictions, to insure the height, bulk, texture, form, materials, colors, lighting, signing and other design elements of new, remodeled and redeveloped buildings be compatible with the natural, scenic, and recreational values of the region.

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<sup>8</sup> Amended 09/22/1993

## Alternative 1

### Summary

Alternative 1, the “no action” alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan and continued maintenance of the existing Thresholds.

### Environmental Threshold Carrying Capacities (Threshold Standards)

There are no changes proposed changes to the Thresholds under Alternative 1.

## Alternative 2

### Summary

Some existing Thresholds are not consistent with State or Federal standards. Additionally, new information has been published that can improve TRPA’s ability to assess environmental conditions relative to a Threshold Standard or Management Standard or enhance public safety. In Alternatives 2 and 4, the proposal is to adopt new or updated Threshold or Management Standards to: 1) reflect new State or Federal Standards, 2) recognize new information (science), and/or 3) enhance public safety.

However, issues surrounding the readiness of certain Thresholds and Indicators identified in the Pathway process were not resolved. Additional time is needed to develop updated Thresholds and Indicators to a level acceptable to the stakeholders. Consequently, TRPA proposes a modest, albeit needed, update to the existing suite of Thresholds in the action Alternatives.

In addition, all Alternatives propose to adopt the Vision Statements collaboratively developed for each Threshold Category in the Pathway process. The intent of the Vision Statements is to provide guidance to staff in development of goals, policies, and implementation strategies to achieve the desired conditions for Threshold categories.

### Pathway Vision Statements

Proposed Vision Statements by Threshold Category and Policies Subelement are provided below:

#### Air Quality

*Air quality in the Lake Tahoe basin is healthful for residents, visitors, and ecosystems and supports excellent visibility.*

#### Noise

*Noise levels provide for community and neighborhood serenity, abundant quiet recreational areas, and are not harmful to wildlife.*

#### Recreation

*The Lake Tahoe Basin’s unique natural, cultural and human environments provide sustainable recreation opportunities consistent with public desires and natural resource capacities. Recreation is linked to irreplaceable natural assets, the regional economy, and social well-being*

Scenic Resources

*The Lake Tahoe Basin is internationally recognized for its outstanding natural beauty and is a resource of national significance. Characteristic views within the Basin are of the natural appearing forest, meadows, mountains, and expansive blue lake. The built environment harmonizes with this natural appearing setting in a sustainable manner that supports a vibrant community and healthy economy.*

Soil Conservation

*Soil resources are conserved for the betterment of the environment and public. Soils function naturally, and land-use activities are assigned to suitable soils and landscape settings. Risks to life and property from natural hazards are reduced to acceptable levels. Stream environment zones (SEZs) function at natural levels within the context of the watershed, and provide values commensurate with their functions. Societal and beneficial uses of SEZs, such as water management, cultural and scientific purposes, limited agriculture and recreation are compatible with the naturally functioning conditions of SEZ lands.*

Vegetation

*Vegetation in the Lake Tahoe Basin is healthy and dynamic with the full complement of native plant communities, wildlife habitats and ecological processes.*

Water Quality

*Exceptional water quality provides restored clarity, environmental and human health, and human enjoyment of Lake Tahoe waters.*

Wildlife and Fisheries

*Environmental conditions in the Lake Tahoe Basin support healthy and sustainable native terrestrial and aquatic animal populations and vegetation communities.*

**Environmental Threshold Carrying Capacities**

The following amendments are proposed for the Thresholds under Alternative 2:

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Air Quality	Human & Ecosystem Health	Carbon Monoxide	Adopt new standards for <u>Carbon Monoxide</u> for the Lake Tahoe Region.	Current TRPA standards for Carbon Monoxide do not adequately protect human health according to California Standards. The Compact requires that Regional Plan shall provide for attaining and maintaining Federal, State, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable. The agency may, however, adopt air or water quality standards or control measures more stringent than the applicable State implementation plan or the applicable Federal, State, or local standards for the region, if it finds that such additional standards or control measures are necessary to achieve the purposes of this Compact.	<ul style="list-style-type: none"> <li>• <u>Threshold Standard</u>: Shall not equal or exceed 6ppm averaged over any 8-hour period.</li> <li>• <u>Threshold Standard</u>: Shall not exceed an average of 20ppm measured over a 1-hour period.</li> </ul>
Air Quality	Human & Ecosystem Health	Ozone	Adopt new air quality standards for <u>Ozone</u> for the Lake Tahoe Region.	Current TRPA standards for Ozone do not adequately protect human health according to new California Standards. The Compact requires that Regional Plan shall provide for attaining and maintaining Federal, State, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable. The agency may, however, adopt air or water quality standards or control measures more stringent than the applicable State implementation plan or the applicable Federal, State, or local standards for the region, if it finds that such additional standards or control measures are necessary to achieve the purposes of this Compact.	<ul style="list-style-type: none"> <li>• <u>Threshold Standard</u>: Shall not exceed an average of 0.080 ppm measured over a 1-hour period.</li> <li>• <u>Threshold Standard</u>: Shall not exceed an average of 0.070 ppm measure over an 8-hour period.</li> </ul>

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Air Quality	Human & Ecosystem Health	PM <sub>10</sub>	Adopt new air quality standards for PM <sub>10</sub> (Particulate Matter) for the Lake Tahoe Region.	Current TRPA standards for PM <sub>10</sub> do not adequately protect human health according to new Standard. The Compact requires that Regional Plan shall provide for attaining and maintaining Federal, State, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable. The agency may, however, adopt air or water quality standards or control measures more stringent than the applicable State implementation plan or the applicable Federal, State, or local standards for the region, if it finds that such additional standards or control measures are necessary to achieve the purposes of this Compact.	<ul style="list-style-type: none"> <li>• <u>Threshold Standard:</u> Shall not exceed an annual arithmetic mean of 20 µg/m<sup>3</sup>.</li> <li>• <u>Threshold Standard:</u> Shall not exceed an average of 50 µg/m<sup>3</sup> measured over a 24 hour period.</li> </ul>
Air Quality	Human & Ecosystem Health	PM <sub>2.5</sub>	Adopt new air quality standards for PM <sub>2.5</sub> (Particulate Matter) for the Lake Tahoe Region.	Current TRPA standards for PM <sub>2.5</sub> do not adequately protect human health according to new Standard. The Compact requires that Regional Plan shall provide for attaining and maintaining Federal, State, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable. The agency may, however, adopt air or water quality standards or control measures more stringent than the applicable State implementation plan or the applicable Federal, State, or local standards for the region, if it finds that such additional standards or control measures are necessary to achieve the purposes of this Compact.	<ul style="list-style-type: none"> <li>• <u>Threshold Standard:</u> Shall not exceed an annual arithmetic mean of 12 µg/m<sup>3</sup></li> <li>• <u>Threshold Standard:</u> Shall not exceed an average of 35 µg/m<sup>3</sup> measured over a 24 hour period.</li> </ul>

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Fisheries	Aquatic/Riparian Ecosystem Biological Integrity	Lake Tahoe - Littoral Fish Habitat	Update fish habitat maps per Metz and Harold (2004) report.	The existing TRPA fish habitat map for Lake Tahoe is a coarse representation of distribution and abundance of submerged littoral substrates and has identified errors, such as including backshore as fish habitat and inaccuracy in representing water depth. TRPA needs to update this map to recognize new mapping technology. New research has provided TRPA with a more accurate and precise estimate of the abundance and distribution of littoral fish habitat as well as bathymetry (underwater topography and water depth).	A nondegradation standard shall apply to fish habitat in Lake Tahoe. Achieve the equivalent of 5,948 total acres of prime habitat as indicated by the Prime Fish Habitat Overlay Map (Metz and Harold 2004) as may be amended from time to time.
Noise	Single Event Noise Sources	Off-highway vehicle noise	Adopt new noise standard for off-highway vehicle noise for the Lake Tahoe Region.	Current TRPA noise standard for OHV are difficult to enforce and inconsistent with other noise standards applicable to the Region. TRPA proposes to adopt new standards to improve monitoring and enforcement capabilities and be consistency with other agencies in our efforts to reduce this source of noise pollution.	<u>Threshold Standard:</u> Noise emissions of all off-highway vehicles shall be limited to not more than 96 dbA if manufactured on or after January 1, 1986, and not more than 101 dbA if manufactured prior to January 1, 1986, when measured from a distance of 20 inches.

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Noise	Single Event Noise Sources	On-highway vehicle noise	Adopt California noise standard for on-highway vehicle noise for the Lake Tahoe Region.	Currently, TRPA's on-highway and CNEL noise levels are being violated due to on-highway vehicle noise. The proposed standard is consistent with California's vehicle code and if attained would reduce this source of noise pollution.	<u>Threshold Standard:</u> All on-highway motor vehicles operating in jurisdiction of the TRPA shall meet noise standards and regulations as stipulated by the California Vehicle Code sections 23130, 23130.5 and 27150.
Soil Conservation	Land Coverage and Disturbance	Land Coverage (Impervious Cover)	Adopt an updated land capability map of the Tahoe Basin based on the 2007 soil survey update.	Existing language is not explicit as to what aspect(s) of the "Land-Capability Classification of the Lake Tahoe Basin, California and Nevada, A Guide for Planning (Bailey 1974)" constitute the threshold standard for impervious cover. The updated language specifies exactly what components of Bailey (1974) constitute the threshold standard for impervious cover.	<u>Management Standard:</u> Allowable land coverage in the Tahoe Basin shall be set in accordance with the land capability district classification methodology and district t-based coverage limitations set forth in the Land-Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide for Planning (Bailey 1974)

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Vegetation	Special Status Plant Species	All	Add management standard to survey and protect sensitive plant species listed by the US Forest Service – Lake Tahoe Basin Management Unit.	Currently, TRPA's special interest species list does not include the same plant species as the USFS – LTBMU sensitive plant species list. Adopting the proposed management standard would improve consistency between the two agencies and would enhance protection of these species.	<u>Management Standard:</u> Survey and protect all known occurrences of listed special status plant species.
Water Quality	Lake Clarity	Pelagic Lake Tahoe Clarity (transparency)	Change existing Winter Average Threshold Standard Secchi depth of 33.4m to Annual Average Secchi depth of 29.7m.	Current TRPA winter average Threshold Standard does not measure annual average and is not consistent with the California lake clarity standard. Need to update standard to provide consistency with state standard.	<u>Threshold Standard:</u> Secchi depth transparency shall not be less than an annual average of 29.7 meters.
Wildlife	Special Interest Species	Northern Goshawk	Revise management standard to delineate disturbance zones from a radius to the equivalent acreages to capture most suitable Northern Goshawk habitat around known nest sites. (0.5 mile radius = 500 acres)	Existing standard language does not take into account the suitability of habitat within the 0.5 mile radius “disturbance-zone”. If disturbance-zone mapping approach is updated to most suitable 500 acres, protection of suitable habitat around nest sites would be improved.	<u>Management Standard:</u> A non-degradation standard applies to 500 acres of the most suitable nesting, feeding, and/or post-fledgling habitat surrounding a population (nest) site.

## **Alternative 3**

### **Summary**

Despite Alternative 3 being characterized as the “Status Quo” Alternative, certain changes are proposed to the Thresholds in light of new threats and new knowledge that cannot be ignored. Modifications are proposed as a result of input received from the TRPA Governing Board and from the public during the environmental scoping process.

The updates proposed for Alternative 3 are the same as those proposed for Alternative 2 except for the modifications listed below for Air Quality and Noise Thresholds. Under Alternative 3, these Thresholds are modified to adopt separate Air Quality and Noise standards for each state.

In addition, the Alternative 2 change to the goshawk disturbance zone standard is not proposed under Alternative 3, and the existing half-mile radius standard will continue to apply.

### **Pathway Vision Statements**

Same as Alternative 2.

### **Environmental Threshold Carrying Capacities**

Same as Alternative 2 with the following exceptions:

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Air Quality	Human & Ecosystem Health	Carbon Monoxide	Adopt California standards for <u>Carbon Monoxide</u> for the CA side of the Region.	Current TRPA standards for Carbon Monoxide do not adequately protect human health according to new California Standard. The Compact requires that Regional Plan shall provide for attaining and maintaining Federal, State, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable. The agency may, however, adopt air or water quality standards or control measures more stringent than the applicable State implementation plan or the applicable Federal, State, or local standards for the region, if it finds that such additional standards or control measures are necessary to achieve the purposes of this Compact.	<ul style="list-style-type: none"> <li>• <u>Threshold Standard</u>: Shall not equal or exceed 6 ppm averaged over any 8-hour period.</li> </ul>
Air Quality	Human & Ecosystem Health	Ozone	Adopt new air quality standards for <u>Ozone</u> for the CA side of the Region.	Current TRPA standards for Ozone do not adequately protect human health according to new California Standard. The Compact requires that Regional Plan shall provide for attaining and maintaining Federal, State, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable. The agency may, however, adopt air or water quality standards or control measures more stringent than the applicable State implementation plan or the applicable Federal, State, or local standards for the region, if it finds that such additional standards or control measures are necessary to achieve the purposes of this Compact.	<ul style="list-style-type: none"> <li>• <u>Threshold Standard</u>: Shall not exceed an average of 0.08 ppm measured over a 1-hour period.</li> <li>• <u>Threshold Standard</u>: Shall not exceed an average of 0.07 ppm measure over an 8-hour period.</li> </ul>

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Air Quality	Human & Ecosystem Health	PM <sub>10</sub>	Adopt new air quality standards for PM <sub>10</sub> (Particulate Matter) for the.	Current TRPA standards for PM <sub>10</sub> do not adequately protect human health according to new California Standard. The Compact requires that Regional Plan shall provide for attaining and maintaining Federal, State, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable. The agency may, however, adopt air or water quality standards or control measures more stringent than the applicable State implementation plan or the applicable Federal, State, or local standards for the region, if it finds that such additional standards or control measures are necessary to achieve the purposes of this Compact.	<ul style="list-style-type: none"> <li>• <u>Threshold Standard:</u> CA side of Region: Shall not exceed an annual arithmetic mean of 20 µg/m<sup>3</sup>.</li> <li>• <u>Threshold Standard:</u> CA side of Region: Shall not exceed an average of 50 µg/m<sup>3</sup> measured over a 24 hour period.</li> <li>• <u>Threshold Standard:</u> NV side of Region: Shall not exceed an average of 150 µg/m<sup>3</sup> measured over a 24 hour period.</li> </ul>

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Air Quality	Human & Ecosystem Health	PM <sub>2.5</sub>	Adopt new air quality standards for PM <sub>2.5</sub> (Particulate Matter) for the Lake Tahoe Region.	Current TRPA standards for PM <sub>2.5</sub> do not adequately protect human health according to new California Standard. The Compact requires that Regional Plan shall provide for attaining and maintaining Federal, State, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable. The agency may, however, adopt air or water quality standards or control measures more stringent than the applicable State implementation plan or the applicable Federal, State, or local standards for the region, if it finds that such additional standards or control measures are necessary to achieve the purposes of this Compact.	<ul style="list-style-type: none"> <li>• <u>Threshold Standard:</u> CA side of Region: Shall not exceed an annual arithmetic mean of 12 µg/m<sup>3</sup></li> <li>• <u>Threshold Standard:</u> All of Region: Shall not exceed an average of 35 µg/m<sup>3</sup> measured over a 24 hour period.</li> <li>• <u>Threshold Standard:</u> NV side of Region: Shall not exceed an annual arithmetic mean of 15 µg/m<sup>3</sup></li> </ul>
Noise	Single Event Noise Sources	Off-highway vehicle noise	Adopt new noise standard for off-highway vehicle noise for the California side of the Region.	Current TRPA noise standard for OHV is inconsistent with California noise standards. TRPA proposes to adopt new California State law to improve consistency with state law and reduce this source of noise pollution on the CA side of the Region.	<u>Threshold Standard:</u> Noise emissions of all off-highway vehicles shall be limited to not more than 96 dbA if manufactured on or after January 1, 1986, and not more than 101 dbA if manufactured prior to January 1, 1986, when measured from a distance of 20 inches.

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Noise	Single Event Noise Sources	On-highway vehicle noise	Adopt new noise standard for on-highway vehicle noise for the California side of the Region.	Currently, TRPA's on-highway and CNEL noise levels are being violated due to on-highway vehicle noise. The proposed standard is consistent with California's vehicle code and if attained would reduce this source of noise pollution.	<u>Threshold Standard:</u> All on-highway motor vehicles operating on the CA side of the Region shall meet noise standards and regulations as stipulated by the California Vehicle Code sections 23130, 23130.5 and 27150.

## **Alternative 4**

### **Summary**

Alternative 4 proposes the same set of Threshold updates as Alternative 2 except for the following modifications listed below for the Fisheries and Wildlife Thresholds. Modifications are proposed as a result of input received from the TRPA Governing Board and from the public during the environmental scoping process.

Under Alternative 4, the Wildlife Threshold standard for Goshawk would be modified to retain the existing half-mile non-disturbance zone in addition to the overlay of a 500-acre area of most suitable habitat.

### **Pathway Vision Statements**

Same as Alternative 2

### **Environmental Threshold Carrying Capacities**

Same as Alternative 2 with the following exceptions:

Threshold Category	Threshold Value/Goal – Pathway Desired Condition	Component of Desired Condition	Proposed Action	Purpose and Need	Proposed Standard
Wildlife	Special Interest Species	Northern Goshawk	Maintain the existing 0.5 mile radius non-disturbance zone and amend the management standard to add the equivalent acreages to capture most suitable Northern Goshawk habitat around known nest sites. (0.5 mile radius = 500 acres)	This Implementation Measure, which retains the existing 1/2-mile radius non-disturbance zone plus the overlay of a 500-acre non-disturbance zone based on best available goshawk nesting and postfledging habitat, is incorporated because of public input received through the environmental scoping process. It should be noted that, though this combined approach to goshawk habitat restricts land use on more land, it does not necessarily provide more protection to the goshawks themselves.	<u>Management Standard:</u> A non-degradation standard applies to a 0.5 mile radius and to 500 acres of the most suitable nesting, feeding, and/or post-fledgling habitat surrounding a population (nest) site.



## 1.8 Land Use Element

Article V of the Compact calls for a “land use plan for the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land, water, air, space and other natural resources within the Region, including but not limited to indication or allocation of maximum densities and permitted uses.” In general, the Land Use Element sets forth the fundamental land use philosophies of the Regional Plan, including the direction of development to the most suitable locations in the Region; the maintenance of environmental, social, physical, and economic well-being of the Region; and the coordination of the Regional Plan with local, state, and federal requirements.

The Land Use Element consists of Subelements for Land Use, Noise, Air Quality, Water Quality, Housing, Natural Hazards, and Community Design. These Subelements have been grouped together into the Land Use Element because each of these topics affects and is affected by development decisions relating to land use patterns.

### 1.8.1 Land Use Subelement

#### Overview

Land use is not a Threshold program area. Nevertheless, this Subelement’s goals and policies provide direction to ensure that land use patterns, additional development, and redevelopment conform to TRPA’s Thresholds. Land use regulations guide population growth by establishing densities, traffic volumes, urban boundaries, and other factors that indirectly determine population. All of these factors have been set to ensure compliance with the environmental Thresholds.

The goals of this Subelement are related to issues of general land use. They are intended to direct the amount, type, and location of land use and land coverage; balance land uses with the social, environmental, and economic well-being of the Tahoe Region; and coordinate regional land uses with land uses in surrounding areas. The supporting policies and implementation measures define land use patterns, permissible land uses, planning systems, land coverage, and the amount of potential new development under the Regional Plan (referred to as “allocations” of residential units, tourist accommodation units, commercial floor area, and recreation units). The planning and zoning systems, land coverage regulations, and amount of potential development allowed under the 1987 Regional Plan are described below. These would remain essentially unchanged for Alternative 1 and would be modified as indicated for Alternatives 2, 3, and 4.

#### Land-Use Classification System

All land in the Tahoe Basin is assigned one of five use classifications: *Conservation, Recreation, Residential, Commercial and Public Service, and Tourist*. Table LU-1 provides a breakdown by acreage and land use classification; Basin land use is depicted in Figure LU-1 Land Use Classification and Plan Area Boundaries. The classifications are a gross summarization of major land uses that exist in the Basin and are further

supplemented by the Plan Area Statements (which are discussed in detail below).

Conservation. Nonurban lands classified as Conservation areas are valued for their primitive or natural qualities. They usually have strong environmental limitations on use and a potential for dispersed recreation or low-intensity resource management.

Recreation. Nonurban lands classified as Recreation are areas that have good potential for developed outdoor recreation, park use, or concentrated recreation use.

Residential. Urban lands classified as Residential are areas that have good potential to provide housing for the residents of the Region. These lands are primarily developed with residential uses, have moderate to good land capability, and are within the urban boundary, serviced by utilities, and centrally located in close proximity to commercial and public facilities.

Commercial and Public Service. Urban lands classified as Commercial and Public Service areas have been designated to provide commercial and public services or have the potential to provide these services in the future. The intent of this classification is to concentrate such services for public convenience, separate incompatible uses, and include other noncommercial uses that are compatible with the purpose of this classification and other goals of the Regional Plan.

Tourist. Urban lands classified as Tourist areas have the potential to provide intensive tourist accommodations and services or intensive recreation. The purpose of this classification is to concentrate such services for public convenience, separate incompatible uses, and include other non-tourist uses that are compatible with the purpose of this classification and other goals of the Regional Plan. This classification also includes areas recognized by the Compact as suitable for gaming.

**Table LU-1  
Land Use Classification by Acreage**

<b>Land Use Classification</b>	<b>Acreage</b>	<b>Percentage</b>
Conservation (CONS)	131,774	65.41
Recreation (REC)	45,775	22.72
Residential (RES)	20,621	10.24
Commercial & Public Service (COM)	2329	1.16
Tourist (TOR)	967	0.48

Plan Area Statements (PAS)

PASs provide a more detailed guide for planning decision-making in the 181 designated Plan Areas (subareas) within the Region (see *Figure LU-1: Land Use Classification and Plan Area Boundaries*). Each PAS is assigned a single land use classification. One of three management strategies – development with mitigation, redirection of development, or maximum regulation – is assigned to each PAS (*these designations are explained in detail in Chapter 13 of the Code*). Some PASs are specially designated as Community Plan (CP) Areas, receiving areas for transfer of development rights (TDR), or areas targeted for scenic restoration and affordable housing provision. Additionally, PASs provide planning considerations, special policies, maximum densities for residential and tourist accommodation uses, community noise equivalent levels (CNEL), allowable and

special uses, and the amount of additional recreation capacity permissible.

#### Community Plans

The 1987 Regional Plan designated 22 areas as eligible to be CPs. As of December 31, 2008, 16 CP areas have adopted plans. These plans supersede the PASs and are designed to be more responsive to the needs and opportunities of their communities. The original intent of the CPs was to concentrate commercial uses to reduce the negative effects of “strip” development and to provide incentives to renovate, revitalize, and remove blighted commercial development.

CP areas are made up of one or more PASs and contain commercial, tourist, and public service land uses. CPs describe land use vision, development and coverage incentives, and environmental targets

#### Master Plans and Specific Plans

TRPA’s Goals and Policies permit the adoption of areawide Specific Plans or project-oriented Master Plans to augment PASs or CPs. Through more detailed planning, they ensure that projects and activities are consistent with the Goals and Policies, the PASs or adopted CPs, and the Code. In addition, they allow for phasing of development, systematic environmental and project review, and implementation of environmental control measures. All areas of the Region are eligible for Specific and Master Plans.

Pursuant to the Goals and Policies and the Code, certain areas (e.g., airports, ski areas, and marinas) are required to pursue a Master Plan if expansion is proposed. TRPA has seven adopted Master Plans: Tahoe City Marina, Ski Run Marina, Elks Point Marina, Heavenly Ski Resort, Ski Incline, Lake Tahoe Community College, and Bijou Community Park. Currently, the Homewood Mountain Resort is developing a Master Plan.

#### Redevelopment Plans

The existing policy for Redevelopment Plans in the Land Use Subelement encourages improved environmental quality and community character through relocation of development and redevelopment of existing blighted areas. It encourages public-private partnerships by providing incentives, such as height and density bonuses. TRPA currently has one adopted Redevelopment Plan in the City of South Lake Tahoe within the Stateline/Ski Run CP area.

#### Subdivisions

The existing subdivision policy in the Land Use Subelement prohibits the subdivision of lands in the Tahoe Region, with exceptions in very specific circumstances.

#### Nonconformity and Calamity

The existing policies in the Land Use Subelement allow structures destroyed in a fire or other calamity to be rebuilt within 18 months without coming into compliance with existing coverage or height standards. Structures legally existing before the adoption of the 1987 Regional Plan are allowed to be maintained and repaired.

#### Land Coverage

The land coverage strategies and regulations in place under the 1987 Regional Plan are summarized below.

Base Allowable Coverage. Implements land coverage limitations based on the seven Land Capability Districts established by Bailey (1974). These districts are planning-level delineations that require field verification; they may be challenged and revised based on certain site-specific land capability data.

Maximum Allowable Coverage. Implements limitations on maximum allowable land coverage (base allowable plus transferred) based on land use type and designation. The maximum allowable coverage limitations are depicted in Table LU-2 below:

<b>Land Use Type</b>	<b>Within Community Plans*</b>	<b>Outside Community Plans</b>
Commercial Facilities on an existing developed Parcel	50%	
Commercial Facilities on a legal vacant lot of record at time of 1982 Plan adoption	70%	Bailey Base Allowable Coverage
Tourist Accommodation Facilities		
Multi-Residential (five or more units)	50%	
Public Service Facilities		
Recreation Facilities		
Linear Public Facilities and Public Health and Safety Facilities	Minimum amount necessary to achieve their public purpose	

\* Maximum Allowable Coverage = Bailey Based Allowable Coverage + Transferred Coverage

Eligible Coverage Transfers. Allows unused allowable base coverage (i.e., potential coverage), soft coverage, and hard coverage to be transferred within hydrologically related areas. (Note: potential and soft coverage may not be transferred to commercial facilities and tourist accommodation uses located in CPs.)

Coverage Transfer Ratios. Implements a 1:1 ratio for land coverage transfers for all land use types, except for commercial uses in CPs. For such uses, areas with 30 to 50% coverage have a transfer ratio of 1:1, while areas with 50 to 70% land coverage have a progressive transfer ratio that rises proportionally from 1:1 to 2:1.

Coverage Transfer Requirements. Requires that a parcel or project area receiving a transfer of land coverage be located in the same hydrologically related area (i.e., hydrologic transfer area) as the sending parcel.

Permissible Uses on Sensitive Lands. Limits uses on sensitive lands (Land Capability Districts 1–3) to public outdoor recreation projects, public service facility projects, and single-family dwellings that meet certain conditional use requirements.

Sensitive Land Mitigation. Implements a sensitive land mitigation program that requires new coverage in Land Capability Districts 1a, 1c, 2, and 3 exceeding

allowable base coverage to be mitigated by restoring existing hard or soft coverage on sensitive lands at a mitigation-to-impact ratio of 1.5:1, and that requires all new coverage and disturbance in Land Capability District 1b to be mitigated by restoring or enhancing these lands at a mitigation-to-impact ratio of 1.5:1.

Excess-Coverage Mitigation. Implements an excess-coverage mitigation program that requires the removal of on-site or off-site coverage, or payment of an in-lieu mitigation fee, for projects involving new development on parcels with existing coverage that exceeds TRPA's limitations for maximum allowable land coverage.

### Allocations

The 1987 Regional Plan identifies allocations for various types of development (residential, tourist accommodation, commercial, and recreation). Allocations are used as a growth management tool to ensure that development is consistent with progress toward meeting environmental Thresholds. TRPA awards residential allocations to local jurisdictions annually. The number awarded is based on each jurisdiction's performance in implementing water quality and air quality projects, monitoring project permit conditions, and increasing transit operations. Commercial Floor Area and Tourist Accommodation Units are allocated to jurisdictions on a five-year cycle and are tied to the Threshold evaluation and each jurisdiction's performance in implementing environmental improvement projects.

Residential. The current program for distributing and allocating residential development is an interim system that began on January 1, 2007, when the 20-year allocation timeline established in the 1987 Regional Plan expired. Under this system, a maximum of 294 allocations are to be distributed each year. Code Chapter 33 describes the methods of distributing allocations, including total allocations that can be distributed to each jurisdiction annually.

Each year, unused allocations are retained and rolled over to a pool of allocations available to the sensitive-lot retirement and moderate-income housing programs. A sensitive lot (any lot located within Land Capability Districts 1, 2, or 3 or the backshore) can be retired from any future development in exchange for an allocation on a first-come, first-served basis. An allocation may be awarded from the allocation pool for moderate-income housing (i.e., housing that is affordable to a family earning no more than 120% of the Median Family Income) if the local jurisdiction has adopted a moderate-income housing program. To date, the City of South Lake Tahoe, Placer County, and Douglas County have adopted such a program.

As of July 1, 2009, approximately 110 residential allocations remain from the 1987 Regional Plan. Under the interim allocation system, distribution is based on existing performance criteria in accordance with Code Chapter 33. A July 2009 Code amendment will allow local jurisdictions to retain and carry over any unused allocations beginning in 2010.

Residential Bonus Units. Residential Bonus Units are used as an incentive for the construction of affordable (i.e., housing that is affordable to a family earning no more than 80% of the Median Family Income) and moderate-income housing but can also be used for market rate units. Each Bonus Unit relieves the developer of the need to obtain a development right *but not an allocation*. Allocations are still required with the exception of affordable units, which are exempted from this requirement. Bonus

Units are distributed by TRPA to the various jurisdictions based on need and a point system related to project criteria. At present, approximately 1,000 unused Bonus Units remain from the 1987 Regional Plan (see Table LU-3).

Of those 1,000 Bonus Units, 255 have been reserved for Community Enhancement Program (CEP) projects. The deadline for approval of CEP projects is March 2010, and the units reserved for implementation of these projects are expected to be used before 2015.

<b>Table LU-3</b>	
<b>Residential Bonus Units Remaining from the 1987 Regional Plan</b>	
BBLC CEP Project	126
Homewood Resort CEP Project	12
Boulder Bay CEP Project	48
City of South Lake Tahoe CEP Projects	69
Unallocated	745
<b>TOTAL</b>	<b>1,000</b>
<i>Source: TRPA 2009</i>	

Commercial Floor Area (CFA). The 1987 Regional Plan established 800,000 square feet of CFA to be distributed to the local jurisdictions for allocation within CP areas. Code Chapter 33 sets forth the methods of distributing CFA, including total allocations that can be distributed to each jurisdiction. At present, 347,000 of the original 800,000 square feet of CFA remain (see Table LU-4).

<b>Table LU-4</b>	
<b>Existing Allocations of Commercial Floor Area</b>	
<b>Source</b>	<b>Commercial Floor Area (sq. ft.)</b>
Community Plans	160,000
Special Projects (CEP)	187,000*
<i>Total</i>	<i>347,000</i>
Notes: CEP = Community Enhancement Program; sq. ft. = square feet * 13,038 square feet currently not allocated or reserved <i>Source: TRPA 2009</i>	

Of the remaining CFA, 160,000 square feet may be distributed to specific projects approved within CP areas that have met their irrevocable commitment to implement an environmental improvement project (see Table LU-5). Irrevocable commitment means both an irrevocable commitment to fund, as defined by Subsection 15.2.F of the Code, and receipt of all project approvals pursuant to subparagraph 15.10.G(3) of the Code. The other 187,000 square feet has been reserved for distribution to CEP projects. Thus far, the TRPA Governing Board has reserved 173,962 of the 187,000 square feet for nine CEP projects, and the unallocated or unreserved 13,038 square feet would be available for distribution to projects approved under the Special Projects Program (see Table LU-5).

The CFA reserved for the implementation of CEP projects expires in March 2010. If

not used before that time (or if the deadline is not extended by the Governing Board), this CFA would be returned to the Special Project pool and potentially made available for use in another round of Special Projects solicitation.

<b>Table LU-5 Estimated Commercial Floor Area Remaining in the 1987 Regional Plan</b>			
<b>Community Plan CFA*</b>	<b>Amount (sq. ft.)</b>	<b>Special Projects CFA</b>	<b>Amount (sq. ft.)</b>
El Dorado County	34,500	Placer County	–
City of South Lake Tahoe	34,000	Kings Beach	91,052
Douglas County	41,000	Homewood	23,237
Placer County	47,500	City of South Lake Tahoe	–
Washoe County	2,000	South Y	59,673
Unallocated CFA**	15,000	Unallocated CFA	13,038
<b>TOTAL</b>	<b>160,000</b>	<b>TOTAL</b>	<b>187,000</b>
Notes: CFA = commercial floor area; sq. ft. = square feet *Rounded off to the nearest five hundred **CFA is reserved but has not been allocated to the City of South Lake Tahoe for the Tahoe Valley Community Plan Source: TRPA 2009			

Tourist Accommodation Units (TAUs). Facilities for overnight stay as part of local tourism can be expanded through the distribution of TAUs. The 1987 Regional Plan established a pool of 400 TAUs for use in tourist accommodation projects. Code Chapter 33 sets forth the methods for distributing allocations, including total allocations that can be distributed to each jurisdiction. Under the interim allocation system adopted in 2007, the use of any remaining TAUs is limited to special projects that meet specific criteria, including the transfer of TAUs from sensitive lands. It also allows TAUs to be allocated to CP areas that include tourist accommodation facilities as an allowable use. At present, 342 TAUs remain, of which 90 have been reserved for CEP projects. (Like the CFA reserved for these projects, the TAUs expire in March 2010 and potentially would be made available to other projects). Another 170 TAUs are available for use within CPs and 82 are available for use on special projects in conjunction with transfers of development from sensitive land (see *Table LU-6*).

<b>Table LU-6 Tourist Accommodation Units Remaining in the 1987 Regional Plan</b>	
<b>Location</b>	<b>Units</b>
Community Plan Pool	25
Distributed to Community Plans	145
Placer County—Homewood Community Enhancement Program	50
Washoe County—Boulder Bay Community Enhancement Program	40
Special Project Transfer	82
<b>TOTAL</b>	<b>342</b>

Source: TRPA 2009

Persons at One Time (PAOTs). Used as a measure of recreation capacity, PAOTs are the number of people that a recreation use can accommodate at a given time. Allocations of PAOTs are used to both promote and control recreation facility development. Though certain recreation facilities have a design capacity for a given number of people at a time (e.g., developed campgrounds), PAOTs are not a management tool and do not indicate the overall use of a site. PAOTs are intended to ensure that a “fair share” of the Basin’s remaining resource capacity (e.g., water and sewer services) is available for outdoor recreation areas and is allocated to projects that would result in an increase in the number of people that certain types of recreation sites can accommodate. If a recreation project would result in additional vehicle trips at a rate that would trigger a traffic analysis, or if the project would create the need for additional CFA, PAOTs are needed in an amount commensurate with the intensity of new development.

Three categories of PAOTs are utilized under this system:

- 1) Winter day-use PAOTs are necessary for winter recreation facilities such as ski areas or snowmobile courses.
- 2) Summer day-use PAOTs are necessary for summer day-use recreation facilities such as beaches or trailhead parking.
- 3) Overnight-use PAOTs are necessary for a new campground or existing campground expansion.

Unused PAOTs remaining from the 1987 Regional Plan would be available for new developed outdoor recreational facilities or expansion of existing facilities. Currently, 7,133 winter day-use PAOTs, 5,676 summer day-use PAOTs, and 5,720 overnight PAOTs (Table Rec-1) remain. These are available to be incorporated into the updated Regional Plan (see Table LU-7). The Recreation Subelement contains additional discussion on PAOTs.

<b>Table LU-7</b>			
<b>Persons at One Time Allocations Remaining in the 1987 Regional Plan</b>			
<b>PAOT Type</b>	<b>1987 Regional Plan PAOT Target Number</b>	<b>PAOTS used to date</b>	<b>PAOTs remaining in 1987 Regional Plan</b>
Overnight-Use	6,114	394	5,720
Summer Day Use	6,761	1,085	5,676
Winter Day Use	12,400	5,267	7,133
<b>Total</b>	<b>25,275</b>	<b>6,746</b>	<b>18,529</b>

Source: TRPA 2009

Public Service Facilities. The 1987 Regional Plan regulates the rate and distribution of additional Public Service Facilities. Though these facilities are exempt from CFA requirements, they are subject to the land coverage system. There is no cap on the amount and distribution of additional public service facilities, but a finding of need must be demonstrated for development of new facilities and expansion of existing facilities.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the “No Project” Alternative, assumes the continuation of the goals, policies, regulations and programs of the 1987 Regional Plan, including those for land use. This alternative maintains the existing land use system and continues to promote the concentration of development within the existing CP areas through CFA incentives and the redirection and relocation of existing development. Programs for residential allocation, CFA, TAUs, and Residential Bonus Units would continue until exhausted. No additional allocations would be designated beyond those assigned in the 1987 Regional Plan, resulting in an eventual halt to these types of development. The 1987 Regional Plan goals, policies, and ordinances will continue to be implemented to reduce impervious coverage, restore natural environments, improve the efficiency of mass transit and circulation, and achieve environmental standards while providing higher quality facilities for residents and visitors.

### **Goals and Policies**

There are no changes proposed for this Subelement under Alternative 1.

### **Implementation Measures**

There are no changes proposed for this Subelement under Alternative 1.

## **Alternative 2**

### **Summary**

Alternative 2 promotes land use planning through a combination of regulation, transfer of development, and incentives. It aims to shift the existing development patterns toward more compact, walkable communities that are linked through alternative transportation modes to reduce reliance on the private automobile while providing opportunities for significant water quality improvements in urban areas. The Goals and Policies of the 1987 Regional Plan would be amended to incorporate recommendations derived through the Pathway planning process and be reorganized and amended for clarity and intent.

This land use pattern would be advanced through the following policies:

- Promote Pedestrian Transit-Oriented Development (PTOD) through the concentration of existing development within sub-areas of the CPs.
- Promote mixed-use land use patterns in areas that are served by transit, commercial, and public services.
- Provide allocation incentives for the transfer of development from sensitive land, from outside CPs, and from lands deemed to benefit a Threshold category.
- Provide design incentives to create compact building and land use forms.

### **Goals and Policies**

Under Alternative 2, Land Use goals and policies would be amended as summarized below:

Direct Land Use

New policies are proposed in concert with existing policies that would support the existing goal of directing land use in conformance with the Thresholds and the Compact. One policy would direct land use and growth to appropriate areas where infrastructure capacity and facilities exist. Alternative 2 would focus the concentration of additional development and redevelopment in transect districts designated as Town Centers, Tourist Centers, and Neighborhood Centers. Under Alternative 2, all of the CP areas would continue to exist; nine selected CPs would contain smaller areas designated as priority districts for PTOD. In these CP areas (*see bulleted list below*), new development and redevelopment would be focused in the priority districts through transfer of development and CFA incentives (*see Figure LU-2*).

- Tahoe Valley
- Meyers
- South Stateline
- North Stateline
- Incline Village
- King's Beach
- Tahoe City
- Kingsbury
- Stateline/Ski Run

Transect-Based Zoning.

A new policy would implement a transect-based zoning system for the Tahoe Region (*see "Implementation Measures" below for a more detailed description of this system*). This policy would simplify the current Code sections relating to zoning. The 1987 Regional Plan defines allowable land uses through the five existing land use classifications – Conservation, Recreation, Residential, Commercial and Public Service, and Tourist – and numerous overlapping general uses identified in the PASs and the CPs. To implement a transect-based zoning system, those designations would be converted into 10 broader but equivalent categories.

Pedestrian Transit-Oriented Development (PTOD)

A new goal would address the Pathway-identified desired condition of creating pedestrian- and transit-friendly mixed-use communities. Eleven policies to support this goal would:

- Promote compact development designs and patterns;
- Designate PTOD districts;
- Promote mixed-use development;
- Promote a variety of transportation options, including transit, bicycling, and walking;
- Set minimum density standards;
- Provide the opportunity to build structures with additional height;
- Promote development of a variety of housing types and a range of affordability; and
- Promote development and redevelopment that reflects the pedestrian scale, orientation, and character of Lake Tahoe and its natural surroundings.

Five existing policies related to PASs would be modified to implement a transect-based planning system developed through the Place-Based Planning process (*described briefly above and in more detail below*). The existing policy related to additional coverage would be amended to allow the transfer of coverage from impaired watersheds to any hydrologic unit..

**Implementation Measures**

Alternative 2 would include the following new measures to implement the new land use-related policies described above:

- Implement a Transect-Based Zoning and Planning System. Alternative 2 proposes to replace update the PASs in the 1987 Regional Plan with a hybrid land-use classification/transect zoning system to implement specific land-use policies. The goal is to direct the amount and location of land uses in conformance with the Thresholds, community vision, and other goals of the Compact.

A transect-based planning system, including a form-based code for building and streetscape design, would be based on the existing PASs. The nine districts identified as Town Centers, Tourist Centers, and Neighborhood Centers would be areas where PTOD could be most readily achieved. Incentives such as increased height and density would apply in PTOD areas. Regional minimum and maximum height and density standards would be specified and tailored for each district and could be further refined through the CP update process. (Note: prior to the updating of any CP, the incentives in the updated Regional Plan would not be available, and existing CP provisions would remain in effect.)

General land use policies would continue to be implemented through the use of an overall land use classification system, as in Alternative 1. Areas of similar use, form, and character would be mapped and categorized within one of the five existing land-use classifications (see *Figure LU-3 for the Alternative 2 land use map*). Defined as in Alternative 1, these classifications would guide allowable land uses within each of the 130 transect planning areas (see *Figure LU-4*).

Table LU-8 provides a summary of land use classification by alternative. For non-urban lands (i.e., Conservation and Recreation classifications) in Alternative 2, the land use classification boundaries are modified to reflect recent acquisitions by public agencies and to match the management areas for the United States Forest Service and the Departments of Parks and Recreation for the two states.

**Table LU-8  
Area in Each Land Use Classification by Alternative  
(acres)**

	<i>Alternative 1</i>	<i>Alternative 2**</i>	<i>Alternative 3<sup>€</sup></i>	<i>Alternative 4<sup>£</sup></i>
Conservation	131,443	149,172	139,773	150,382
Recreation	44,032	26,518	35,927	25,316
Residential	20,621	20,340	20,400	20,400
Commercial and Public Service	2,329	2,390	2,329	2,329
Tourist	967	973	964	964
Total	199,393	199,393	199,393	199,393
Urban <sup>1</sup>	23,917	23,703	23,693	23,693

\* Urban is the sum of Residential, Commercial and Public Service, and Tourist.

\*\* Alternative 2 reflects land use classification changes as a result of discussions with partner public agencies. The increase in conservation lands reflects the acquisition of lands by the USFS that were classified as residential, the addition of a Wilderness area located in the Mt. Rose area, and reclassification of state lands in Nevada that were formerly classified as Recreation. The increase in Commercial/Public Service is the result of reclassifying the parking lot located at the base of Homewood Mt. Resort which is currently classified as Recreation

€ Alternative 3 reflects the same land use classification changes as Alternative 2. However, the current Heavenly Resort plan area Recreation classification is expanded to match the USFS permit boundary.

£ Alternative 4 reflects the same land use classification changes as Alternative 2.

The policy direction provided by the existing classification districts would be further specified within each transect planning area through a transect-based zoning system, described below, which would be customized to fit the planning needs of each area. Development of more detailed CPs could continue for designated mixed-use areas. The definition of “urban area” would not change, and designation of urban areas would continue to be limited to areas designated as Residential, Commercial and Public Service, and Tourist. The urban boundary would be adjusted to remove public lands that have been purchased for conservation purposes. The result of this for Alternative 2 would be a decrease in urban area from 23,918 to 23,457 acres.

With the exception of recreation uses, the development permitted under the Regional Plan is limited to areas within the existing urban boundaries in which uses have already been established. Under Alternative 2, development would be directed toward infill and redevelopment within the urban boundary, using smart-growth principles found in form-based design and transect systems. These systems promote the following concepts:

- development of compact, pedestrian-oriented town centers consisting of a high-intensity employment center, diverse mixed-use areas, and residential living environments that provide a broad range of housing types for a wide range of housing needs;
- diversity of residential, business, commercial, office, institutional, educational, and cultural and entertainment activities for workers, visitors, and residents;
- pedestrian-oriented development within walking distance of transit opportunities, at densities and intensities that support town center businesses and transit usage;
- improved health and well-being of residents through development patterns that encourage physical activity, use of alternative transportation, and greater social interaction;
- a sense of place that represents a unique, attractive, and memorable destination for visitors and residents; and
- enhancement of the unique character of the natural environment and the community's character through the promotion of high-quality urban design.

Alternative 2 is designed to improve the social, built, and economic environments in the Tahoe Basin by concentrating land use patterns, redirecting existing development patterns to achieve the Pathway Desired Conditions and the vision of the Place-Based planning efforts, providing flexibility when dealing with existing uses, and promoting the mixing of uses.

- Establish a set of Transect Districts. The general policy direction for each land use classification (see *Figure LU-3*) would be implemented through a transect-based zoning system. Lands would be assigned to the following districts:
  1. Wilderness District
  2. Backcountry District
  3. General Conservation and Parklands District
  4. Recreation District
  5. Residential District
  6. Neighborhood General District
  7. Neighborhood Center District
  8. Town Center District
  9. Tourist Center District
  10. Special District

These ten transect districts are also illustrated in the transect zoning map (see *Figure LU-4*). They specify intensity, types, and forms of use. Each of these districts is defined as follows:

*Wilderness District.* Wilderness Districts are designated by the U.S. Congress as part of the National Wilderness Preservation System. These lands offer outstanding opportunities for solitude and primitive, unconfined recreation experiences, and they contain ecological, geological, and other features of scientific, educational, scenic, and historic value. The wilderness designation is intended to protect and preserve such areas for present and future generations. These lands are managed to prevent the degradation of wilderness character. Natural ecological processes and functions are preserved, and restored where necessary. Permanent improvements and mechanized uses are prohibited. Wilderness District lands within the Tahoe Region include portions of the Desolation, Granite Chief, and Mount Rose Wilderness Areas.

*Backcountry District.* Backcountry Districts are unroaded areas including Dardanelles/Meiss, Freel Peak, and Lincoln Creek. On these lands, natural ecological processes are primarily free from human influences. Backcountry areas offer a recreation experience similar to Wilderness, with places for people seeking natural scenery and solitude. Primitive and semi-primitive recreation opportunities include hiking, camping, wildlife viewing, and cross-country skiing, in addition to more developed or mechanized activities not allowed in Wilderness areas (e.g., mountain biking, snowmobiling). Management activities that support administrative and dispersed recreation activities are minimal, but may have a limited influence. Limited roads may be present in some backcountry areas; road reconstruction may be permitted on Backcountry lands where additional restrictions do not apply. Backcountry areas contribute to ecosystem and species diversity and sustainability, serve as habitat for fauna and flora, and offer wildlife corridors. These areas provide a diversity of terrestrial and aquatic habitats, and support species dependent on large, undisturbed areas of land. Backcountry areas are managed to preserve and restore healthy watersheds with clean water and air, and healthy soils. Watershed processes operate in harmony with their setting, providing high quality aquatic habitats.

*General Conservation and Parklands District.* General Conservation and Parklands Districts are valued for their natural qualities and benefit from strong

environmentally protective limitations on use. They provide an interface between primitive and urban areas, with potential for dispersed recreation or low-intensity resource management. These districts comprise lands that are:

- 1) public and already set aside for this purpose;
- 2) located within high-hazard areas, SEZs, or otherwise fragile areas and lacking substantial existing improvements;
- 3) isolated and lacking the necessary infrastructure for development;
- 4) capable of sustaining passive recreation with unique recreational resources that may serve public needs, such as beaches and access to dispersed recreation opportunities; and
- 5) suitable for low to moderate resource management.

Recreation District. Recreation Districts are lands with good potential for intensive outdoor recreation. Such intensive-recreation areas can be harmonious with the surrounding natural environment if managed well. These areas are designed to balance users' comfort and convenience with protection of the natural environment. They are accessible through a variety of transportation options. These districts comprise lands that are:

- 1) currently used or proposed for public or private intensive outdoor recreation;
- 2) designated as federal, state, and local recreation facilities; and
- 3) without overriding environmental constraints on resource management or recreational purposes.

Residential District. Residential Districts areas have potential to provide residential housing consisting primarily of detached single-family dwellings. Additionally, this classification identifies density patterns related to both the natural and built characteristics of the land and allows accessory and nonresidential uses that complement a Low Density Residential neighborhood. These districts comprise lands that are:

- 1) already developed for single-family residential purposes;
- 2) of moderate to good land capability;
- 3) located within urban boundaries that are serviced by utilities; and
- 4) located in areas with existing or potential density of one to eight units per acre and structures one to two stories high.

Neighborhood General District. Neighborhood General District areas have potential to provide residential housing consisting primarily of high-density single-family and multi-family units in a transit-oriented development form. These districts comprise lands that are:

- 1) already developed for multifamily residential purposes;
- 2) located in areas with existing or potential density of 8 to 15 units per acre and structures one to three stories high;
- 3) of moderate to good land capability;
- 4) located within urban boundaries that are serviced by utilities; and
- 5) centrally located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Neighborhood Center District. Neighborhood Center Districts are composed primarily of commercial and tourist uses supported by neighborhood residential development in

a transit-oriented development form. These areas are intended to accommodate additional commercial development with opportunities for vertical and horizontal residential mixed-use infill. These districts comprise lands that are:

- 1) already developed for commercial and tourist purposes;
- 2) located in areas with existing or potential residential and tourist density patterns of 8 to 20 units per acre and structures one to three stories high;
- 3) of moderate to good land capability;
- 4) located in areas with existing excess land coverage;
- 5) located within urban boundaries that are serviced by utilities; and
- 6) centrally located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

*Town Center District.* Town Center Districts are core areas generally designated in CP areas. They have characteristics consistent with town form. They provide for a mixture of uses, such as tourist accommodations, commercial services, intensive recreation, and mixed-use buildings with residential and commercial uses serving the needs of the surrounding region. These districts comprise lands that are:

- 1) already developed with high concentrations of commercial services, employment centers, public services, tourist accommodations, and related uses;
- 2) located in areas where gaming is a permitted and recognized use;
- 3) of good to moderate land capability;
- 4) located in areas where moderate amounts of existing excess land coverage should be retained;
- 5) located in areas with existing or potential residential and tourist density patterns of 8 to 40 units per acre and structures one to four stories high; and
- 6) located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

*Tourist Center District.* Tourist Center Districts are more intense urban-form areas generally designated in CP areas. These districts are characterized as having the greatest development intensity in the Region. They are visitor destination areas that have been designated as providing commercial and public services or having the potential to provide such services, along with mixed-use development, in the future. These districts comprise lands that are:

- 1) already developed with high concentrations of visitor services, visitor accommodations, and related uses;
- 2) located in areas where gaming is a permitted and recognized use;
- 3) of good to moderate land capability;
- 4) located in areas with existing excess land coverage;
- 5) located in areas with existing or potential residential and tourist density patterns exceeding 8 to 40 units per acre and structures two to six stories high; and
- 6) located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

*Special District.* Special Districts are areas that have unique land-use characteristics (e.g., industrial districts and airports) and do not lend themselves to mixed uses. The form of these districts depends on their purpose. This classification is designed to concentrate services for public convenience, separate incompatible uses, and allow

other noncommercial uses if they are compatible with the purpose of this classification.

- Modify and consolidate existing Plan Area Statements. PASs would continue to provide a more detailed guide for planning decisions than the existing designated subareas in the Regional Plan (see *Figure LU-1: Land Use Classification and Plan Area Boundaries*). Each PAS would be assigned a land use designation from one of the five existing classifications and one or more of the 10 transect districts. Management strategies would be provided for each Plan Area and include strategies for development with mitigation, redirection of development, or maximum regulation. These designations are explained in detail in Code Chapter 13. The PASs also provide planning considerations, special policies, maximum densities for residential and tourist accommodation uses, maximum community noise equivalent levels (CNEL), and a cap on additional recreation capacity.

Alternative 2 proposes to expand the existing PASs to include additional elements tailored to the natural setting and desired community character/form of each area. To supplement the PASs, TRPA may set forth special policy direction and design standards to respond to the particular needs, problems, and future development of a specific area consistent with its land-use classification. Each PAS may vary in detail or built form depending on the nature of the Plan Area and the specific details of related plans by local jurisdictions or by CPs. This policy would allow the Regional Plan to respond to the individual needs of any particular area.

The foregoing requirements would be depicted on Regional Plan maps, which would designate areas available for development according to the various land use classifications. Areas depicted on these maps would reflect a reasonable projection of the amount of land available for the specific uses allowed in that area for the life of the Regional Plan. These maps would be coordinated with other Regional Plan Overlays outlined in Code Chapter 2 to permit ready determination of the following constraints on development, preconditions for development, and their locations.

- Adopt a new overlay map in Code to recognize the Wildland-Urban Interface. The wildland-urban interface (WUI) would be defined by the Wildland-Urban Interface and 10-Year Fuel Reduction and Wildfire Prevention Strategy Maps. The vegetation management strategy in these areas would be to ensure public safety and healthy forest conditions.
- Streamline the community planning process and amend Community Plans so that they reflect implementation of the transect-based zoning system. Provisions for updated standards to promote compact, mixed-use development are proposed and would be available as incentives in CP sub-areas. Incentives and allocations proposed in Alternative 2 would not be available until an area's CP is either adopted or updated consistent with the updated Regional Plan.
- Streamline the master planning process and amend the Code to include a new category: *multi-season resort*. Amend Chapter 16 to add multi-season resort as a new use category that requires an adoption of a master plan prior to expansion of any facilities that creates additional capacity.
- Amend Code Chapter 15 to address Placer County's desire to designate certain

areas outside of CP boundaries as eligible for a Redevelopment Plan.

- Amend the Code to allow the subdivision of units that are part of vertical mixed-use projects that meet PTOD standards for location and design.
- Implement Pedestrian Transit-Oriented Development (PTOD). The revised land-use system under Alternative 2 would be intended to revitalize CP areas by implementing smart-growth principles such as PTOD. Several of these principles (e.g., transportation choices, mixed-use development, compact development, housing choices, use of existing assets, and quality design) would be implemented.

PTOD/Mixed-Use Development. Projects would be required to incorporate smart-growth principles (as described above) while ensuring that site design, height, bulk, scale, landscaping, lighting, and signage are compatible with the natural environment and the desired community character. Specific implementation strategies that represent changes to design, height, and density standards are proposed as follows:

- Amend existing design standards and guidelines such as density and height to promote mixed-use projects, compact vertical mixed-use development, and walkability within defined CP areas.
- Designate high-density residential areas, Neighborhood Centers, Town Centers, and Tourist Centers as preferred areas for PTOD (see *Figure LU-2, Pedestrian Transit Oriented Districts*).
- Designate PTOD areas as preferred areas for infill development and as preferred receiving areas for transfer of development rights.
- Amend residential density standards to require a minimum of eight dwelling units per acre in PTOD-designated areas.
- Establish a minimum density for mixed-use projects within PTOD areas.
- Update permissible-use tables to encourage the development of transit-oriented and mixed-use development in PTOD areas.
- Permit additional height for compact, vertical mixed-use projects in PTOD areas, while ensuring that additional height is in scale and is compatible with the desired community character.

#### Land Coverage

Under Alternative 2, the land coverage management practices and regulations would be changed as described below. TRPA would adopt an updated, planning-level land capability map of the Lake Tahoe Basin that is based on the 2007 soil survey update prepared by the U.S. Department of Agriculture Natural Resources Conservation Service. In addition, the Code would be amended to require site-specific soil and land capability mapping and discretionary field verification of soil and land capability map units.

The following implementation strategies, taken together, represent changes to the land coverage system and are proposed under Alternative 2:

- *Base Allowable Coverage.* Same as for Alternative 1
- *Maximum Allowable Coverage.* The same as for Alternative 1 except for the following modification. Amend Code Chapter 22, Coverage to raise the maximum allowable coverage (base allowable plus transferred) permitted to 70% for commercial facilities and mixed-use facilities on existing developed parcels within CP areas.
- *Eligible Coverage Transfers.* Same as for Alternative 1, except that soft coverage transfers would be allowed for commercial, tourist accommodation, and/or mixed-use facilities located within adopted community plans when transferred from sensitive lands (land capability districts 1-3)
- *Coverage Transfer Ratios.* Same as for Alternative 1, except (i) the coverage transfer ratio would be reduced to 1:1 (sending:receiving) for all transfers in excess of allowable base coverage when transferring coverage from sensitive lands (land capability districts 1-3) to commercial, tourist accommodation and/or mixed-use facilities, (ii) the coverage transfer ratio would be increased to 2:1 (sending:receiving) for all transfers in excess of allowable base coverage for transfers of coverage from non-sensitive lands (land capability districts 4-7) to commercial, tourist accommodation and/or mixed-use facilities
- *Coverage Transfer Requirements.* Same as for Alternative 1, except that land coverage from sending parcels located within TRPA-designated impaired watersheds could be transferred across Hydrologic Transfer Area Boundaries (i.e., anywhere in the Tahoe Basin)
- *Permissible Uses on Sensitive Lands.* Same as for Alternative 1
- *Sensitive-Land Mitigation Program.* Current sensitive land mitigation regulations require that all new land coverage and permanent disturbance in land capability district 1b must be mitigated at a mitigation-to-impact ratio of 1.5:1. This requirement would be revised to allow up to the base allowable land coverage (1%) on class 1b lands without requiring land coverage mitigation. All coverage in excess of 1% would require land coverage mitigation at a mitigation-to-impact ratio of 1.5:1, as is currently the requirement for all other sensitive land capability districts (i.e., land capability districts 1a, 1c, 2, and 3). Additional mitigation requirements would apply to 1b lands that also qualify as SEZs (see SEZ Subelement).
- *Excess Coverage Mitigation.* The excess land coverage mitigation program regulations would be revised to substantially restrict access to the *in lieu* mitigation fee option. Only projects with relatively small amounts of excess land coverage would be eligible to pay a fee *in lieu* of removing excess land coverage on or off site.
- *Coverage Relocation:* Same as for Alternative 1.

#### Allocations

Allocation of additional CFA and TAU quantities would depend on reuse and conversion of existing development. Residential allocations would resemble historic distributions. Up to 4,500 residential allocations, up to 400,000 square feet of CFA, 200 TAUs, and up to 1,000 Residential Bonus Units would be available.

Under Alternative 2, residential allocations would continue to be distributed using the existing Performance Review System, which links residential allocations of additional development to investments made by local jurisdictions toward achieving the goals of the EIP. The annual base is 150 allocations, but jurisdictions can earn up to a Basin-wide total of 294 allocations per year based on performance. Unused annual allocations would be returned to TRPA and placed in a pool to be used for moderate-income housing, retirement of sensitive lots, and the Resident Occupancy Program.

TAUs would continue to be distributed under the existing system that matches transfers of tourist units from sensitive lands.

CFA would be distributed through the expansion of the annual allocation process included in the Special Project programs. A maximum of 160,000 square feet of CFA would be designated for Special Projects; a maximum of 160,000 square feet would be allocated as part of a transfer program in which CFA could be transferred from outside CPs and from sensitive lands. The CFA in the transfer program would be matched at a 1:1 ratio up to a maximum 3:1 ratio with transferred CFA. The remaining 80,000 square feet would be used to reload existing, adopted CPs.

Under this Alternative, a charter agreement setting forth the strategy to achieve revenue targets in EIP Phase II would be signed by all EIP participants before distributions of CFA for the first five years. Distribution of the remaining CFA after the first five years would be linked to achieving the Total Maximum Daily Load (TMDL) milestones for reducing fine sediments established by the Lahontan Water Quality Control District (Lahontan). The Performance Review System would be amended to include achievement of TMDL milestones as a factor in determining allocation bonuses per jurisdiction (*see the Water Quality Subelement for further explication of TMDL and its relationship to the Regional Plan Update*). This implementation measure would also include the following provisions:

Commercial Floor Area. The CFA system would be amended to focus allocations based on the Special Projects Program, transfers, and reuse of existing commodities (Code Chapter 33, Allocations). An additional 400,000 square feet of CFA would be created, and TRPA would designate the majority for land use districts designated as Town Center, Tourist Center, and Neighborhood Center (see Table LU-9). Existing requirements for local jurisdictions to meet their irrevocable commitment to implement environmental improvement projects prior to release of CFA will remain in effect. The Town Center and Tourist Center districts that would be the focus of additional allocations for Alternative 2 are as follows:

- Tahoe City
- Kings Beach
- North Stateline
- Incline Village
- Kingsbury Grade
- South Stateline

- Stateline/Ski Run
- Meyers
- Tahoe Valley (plan is in development and not yet adopted)

<b>Table LU-9 Proposed Allocation of Commercial Floor Area</b>	
<b>Source</b>	<b>CFA (sq. ft.)</b>
Special Projects CFA	160,000
Transfer of Development Match	160,000
For Community Plan Reload	80,000
<b>Total</b>	<b>400,000</b>
Notes: CFA = Commercial Floor Area; sq. ft. = square feet Source: TRPA 2009	

Tourist Accommodation Units. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan plus 200 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1.

Residential Allocations. Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes:

- Approximately 4,500 new residential allocations would be made available.
- Allocations from the Allocation Pool can be used for the Resident Occupancy Program.<sup>9</sup> Chapter 33 would be amended to allow up to 200 allocations from TRPA's Allocation Pool to be used for the development of deed-restricted, owner-occupied residential units.
- Moderate Income Housing units will be exempted from the allocation requirement.

Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as Town Centers and Tourist Centers.

Recreation Uses and Persons-at-One-Time. Additional recreation uses would be

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<sup>9</sup> This program would be modeled after a similar program in effect in Pitkin County, Colorado. It would provide allocations as an incentive for development of owner-occupied residential units. The Resident Occupied (RO) zoning district in Pitkin County requires that developers show intent to provide a "middle-tier" housing option to local professionals. Unit size is limited to a maximum of 2,200sf. Applicants who wish to purchase or lease must demonstrate they are qualified employees with four years of consecutive full-time employment (75% in Pitkin). There are no income requirements, but an applicant's total net assets cannot exceed \$900,000. Initial sales price is set on case by case basis, and maximum resale price equals purchase price plus 3% or Consumer Price Index appreciation, whichever is less for each year the unit is owned.

permitted as specified within transect-based PASs, CP areas, or other Specific Plan areas (Chapter 33). PAOTs remaining in the 1987 Regional Plan would be allocated to new projects. For the developed outdoor recreational facilities requiring PAOTs, the total capacity of additional developed outdoor recreational facilities for the region is not to exceed 5,720 PAOTs for overnight facilities, 5,814 PAOTs for summer day-use facilities, and 7,273 PAOTs for winter day-use facilities. Additional recreation development not designated as developed outdoor recreation would be limited to those projects needed to serve the other development permitted or anticipated by the Regional Plan Update (*see the Recreation Element for more detail*).

Public-Service Facilities. No changes are proposed to the existing regulations for public service facilities. Additional floor area would be allowed for public-service facilities and would be allocated based on findings of need.

- Implement new development standards as described in the Community Design Subelement. Alternative 2 would include minimum and maximum height and density standards. Additional height and density would be permitted for projects located within CPs and use districts designated as Town Center, Tourist Center, and Neighborhood Center.

## Alternative 3

### Summary

Continued development would be allowed as under the 1987 Regional Plan through new allocations; restoration, banking, and transfer of existing development; or redevelopment. Development of non-allocated projects, such as public-service uses, would be allowable if a finding of need were made. Threshold attainment would continue to be advanced through mitigation of environmental impacts of new development or redevelopment and through the EIP.

This land use pattern would remain the same as Alternative 1 and would be advanced through existing policies such as:

- Promoting the concentration of commercial, tourist, and public services uses within the existing community plans.
- Focus additional development potential (i.e., CFA and TAUs) in the adopted CPs.

### Goals and Policies

Under Alternative 3, Land Use goals and policies would be amended as summarized below.

#### Community Character and Threshold Attainment.

As in Alternative 2, a new policy, supporting the goal of restoring, maintaining, and improving the quality of the Tahoe Region, would promote development that improves community character and improves progress toward threshold attainment by mitigating the direct and indirect adverse environmental impacts of development.

#### Directed Land Use.

New policies are proposed in concert with existing policies that would support the existing

goal of directing land use in conformance with the Thresholds and the Compact. One policy would direct land use and growth to appropriate areas where infrastructure capacity and facilities exist. As with the 1987 Regional Plan, Alternative 3 would continue to focus the concentration of additional development and redevelopment (i.e., CFA, TAUs, public services uses) into the existing adopted community plans. In these CP areas (see *bulleted list below*), new development and redevelopment would be focused:

- Tahoe City
- Carnelian Bay
- Tahoe Vista
- Kings Beach Industrial
- Kings Beach Commercial
- North Stateline
- Incline Village Commercial
- Incline Village Tourist
- Round Hill
- Kingsbury Grade
- South Stateline
- Stateline/Ski Run
- Bijou/Al Tahoe
- City of South Lake Tahoe Industrial
- Tahoe Valley
- Meyers

### **Implementation Measures**

Alternative 3 would include the following measures to implement the land use-related policies described below:

- Land Use Planning and Regulatory System. Alternative 3 proposes to retain the existing Plan Areas Statements (PAS) to implement specific land-use policies in the Tahoe Basin, rather than using the transect system proposed in Alternative 2. The goal is to direct the amount and location of land uses in conformance with the thresholds, community vision, and other goals of the Compact. The existing PAS would be modified to account for land use changes that have occurred since the adoption of the 1987 Regional Plan such as acquisition of lands by public agencies and to conform TRPA's land use classification to the USFS management areas.
- Land Use Classifications. Changes to the land use classification under Alternative 3 primarily (Figure LU-3 and Table LU-7) reflect land use classification changes as a result of discussions with partner public agencies. The increase in conservation lands reflects the acquisition of lands by the USFS that were classified as residential, the addition of a Wilderness area located in the Mt. Rose area, and reclassification of state lands in Nevada that were formerly classified as Recreation. The increase in Commercial/Public Service is the result of reclassifying the parking lot located at the base of Homewood Ski Resort (which is currently classified as Recreation).
- Plan Area Statements. Specific changes to plan area boundaries are proposed to create consistency between TRPA's plan and local and federal land use plans. They include the consolidation of the Heavenly recreation plan areas into one Plan Area and expanding the boundaries to match the USFS permit boundary. Adopt new

recreation plan for the recently approved Van Sickle State Park and a new Plan Area for the Mt. Rose Wilderness area. Expand the Homewood Community Plan boundary to incorporate the parking located at the based of the Homewood Ski Resort.

- Community Plans. New additional allocations would be created. Distribution would occur under the existing system (1987 Regional Plan), and development would be focused on adopted CPs and Plan Areas designated by the 1987 Regional Plan. The following 15 CP areas would be the focus of the majority of the additional allocations:
  - Tahoe City
  - Carnelian Bay
  - Tahoe Vista
  - Kings Beach Commercial
  - Kings Beach Industrial
  - North Stateline
  - Incline Village Commercial
  - Incline Village Tourist
  - Round Hill
  - Kingsbury Grade
  - South Stateline
  - Stateline/Ski Run
  - Bijou/Al Tahoe
  - Meyers
  - Tahoe Valley (plan is in development and not yet adopted)
- Master Plans. Same as for Alternative 1.
- Redevelopment Plans. Same as for Alternative 1.
- Subdivisions. Same as for Alternative 1.
- Land Coverage System. Same as under Alternative 1.
- Allocations. Greater amounts of CFA and TAUs would be available under Alternative 3 than under Alternative 2. These would be available to facilitate development and redevelopment of projects. Up to 5,200 residential allocations, 1,000 residential bonus units, up to 600,000 square feet of CFA, and 400 TAUs would be available. Residential allocations would be distributed using a method similar to the existing process. The method of distributing CFA under Alternative 3 would be the same as under Alternative 1, with CFA assigned to CPs via the existing performance evaluation system for implementing environmental improvement projects and to special projects. Transfer of development would occur in the same manner as under Alternative 1. The remaining number of PAOTs and their distribution method would be the same as under Alternative 1 (*see Recreation Subelement for more detail*).
- CFA would be released for the first five years for distribution to adopted CPs and would be linked to the performance of each jurisdiction in EIP project implementation within the CPs. Release of the remaining CFA after the first five years would be linked to achieving the TMDL milestones established by Lahontan.
- This implementation measure would also include the following provisions:

Commercial Floor Area. CFA would be distributed to Special Projects and to adopted CPs using the existing distribution and allocation system. A total of 600,000 square feet of CFA would be available in this alternative (see Table LU-10).

<b>Table LU-10</b>	
<b>Proposed Allocation of Commercial Floor Area</b>	
<b>Source</b>	<b>CFA (sq. ft.)</b>
Special Projects CFA	300,000
For Community Plan Reload	300,000
<b>Total</b>	<b>600,000</b>
Notes: CFA = Commercial Floor Area; sq. ft. = square feet Source: TRPA 2009	

Tourist Accommodation Units. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan plus 400 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1.

Residential Allocations. These would continue to be allocated under the current system. Approximately 5,200 new residential allocations would be made available.

Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as PTOD areas.

Public-Service Facilities. No changes are proposed. Additional floor area for public service facilities would be allowed and would be allocated based on findings of need.

Recreation Uses and Persons-at-One-Time. Same as for Alternative 2.

- Implement New Development Standards. No changes are proposed for this alternative, which include the same development and design standards as Alternative 1. See Community Design Subelement for additional discussion.

## Alternative 4

### Summary

Through minimal new allocations, easier conversions, more transfers, and reduction in the amount of potential developable lands, Alternative 4 would focus on improving the existing built environment, rather than expanding additional development. Threshold attainment would be advanced by concentrating existing development within sub-areas of the Community Plans, providing incentives for the transfer of development from sensitive land and from outside CPs, and reducing future potential development.

### Goals and Policies

Under Alternative 4, Land Use goals and policies would be amended as summarized below.

### Community Character and Threshold Attainment

As in Alternatives 2 and 3, a new policy supporting the goal of restoring, maintaining, and improving the quality of the Region would promote development that improves community character and improves progress toward threshold attainment by mitigating the direct and indirect adverse environmental impacts of development.

### Directed Land Use

New policies are proposed in concert with existing policies that would support the existing goal of directing land use in conformance with the Thresholds and the Compact. One policy would direct land use and growth to appropriate areas where infrastructure capacity and facilities exist. Under Alternative 4, the additional development would be limited to a few urban areas. Under this alternative, the 20 community plan areas would continue to exist, but five of these areas would be designated as priority areas where new development and redevelopment would be focused. They are:

- Kings Beach
- North Stateline
- Kingsbury Grade
- South Stateline - Stateline/Ski Run
- Tahoe Valley

### Pedestrian Transit-Oriented Development

A new goal and 11 associated policies would be added to address the desired condition, developed during the Pathway process, of creating pedestrian and transit-friendly mixed-use communities as proposed for Alternative 2.

Modified policies would be the same as proposed for Alternative 3. The policy related to development of Community Plans would be amended to incorporate PTOD concepts. The policy related to additional coverage would be amended to prioritize areas from which coverage should be removed for activities related to transfer of land coverage and mitigation of excess land coverage. Removal of coverage from impaired watersheds would be the first priority followed by filled SEZs, and lastly, high-capability lands.

### **Implementation Measures**

Alternative 4 would include the following new measures to implement the new land use–related policies described above:

- Land Use Planning and Regulatory System. Alternative 4 proposes to retain the existing Plan Areas Statements (PAS) to implement specific land-use policies in the Tahoe Basin, rather than using the transect system proposed in Alternative 2. The goal is to direct the amount and location of land uses in conformance with the thresholds, community vision, and other goals of the Compact. The existing PAS would be modified to account for land use changes that have occurred since the adoption of the 1987 Regional Plan, such as acquisition of lands by public agencies, and to conform TRPA's land use classification to the USFS management areas.
- Land Use Classifications. Changes to the land use classification under Alternative 4 primarily (Figure LU-XX and Table LU-7) reflect land use changes as a result of discussions with partner public agencies. The increase in conservation lands reflects the acquisition of land by the USFS that was classified as residential, the addition of

a Wilderness area located in the Mt. Rose area, and reclassification of state lands in Nevada that were formerly classified as Recreation.

- Plan Area Statements. Specific changes to Plan Area boundaries are proposed to create consistency between TRPA's plan and local and federal land use plans. They include the consolidation of the Heavenly recreation plan areas into one Plan Area. Unlike Alternative 3, the Plan Area does not expand to match the USFS permit boundary. Other changes are a new recreation plan for the recently-approved Van Sickle State Park and the creation of a new Mt. Rose Wilderness Plan Area.
- Implement Smart Growth Principles and PTOD. Under Alternative 4, proposed land use policies would focus on concentrating development in plan areas with new allocations and commodities, although quantities would be less than under Alternatives 2 and 3. New allocations would be used in conjunction with transfers of development and would focus on five areas within existing urban areas with the greatest potential for redevelopment that would enhance community character, environmental quality, and walkability. More concentrated development would take place within a portion of the following five designated Plan Areas:
  - South Y
  - South Stateline
  - North Stateline
  - Lower Kingsbury
  - Kings Beach
- Master Plans. No changes are proposed in this Alternative.
- Redevelopment Plan. No changes are proposed in this Alternative.
- Subdivisions. Code amendments are proposed to allow subdivision of units within vertical mixed-use projects that meet PTOD standards for location and design.
- Non-conformity and Calamity. No changes are proposed in this Alternative.
- Land Coverage System. The land coverage system changes implemented under Alternative 4 would be the same as in Alternative 2, with the following exceptions:
  - *Maximum Allowable Coverage*. Same as Alternative 1 except for the following modification: Amend Code Chapter 22, Coverage to limit the maximum allowable coverage (base allowable plus transferred) to 50% for commercial facilities on vacant parcels.
  - *Eligible Coverage Transfers*. Same as for Alternative 2 except that soft coverage transfers from sensitive and non-sensitive lands would be allowed for commercial, tourist accommodation, and/or mixed-use facilities located within adopted CPs.
  - *Coverage Transfer Ratios*. Same as for Alternative 2 except that (i) a coverage transfer ratio of 2:1 (sending: receiving) would apply to all transfers in excess of allowable base coverage when transferring coverage from sensitive lands, (ii) a coverage transfer ratio of 3:1 (sending: receiving) would apply to all transfers in excess of allowable base coverage when transferring coverage from non-sensitive lands..

- *Excess Coverage Mitigation.* Same as for Alternative 2, except that the Code would be amended to require that in lieu excess coverage mitigation fees be used for the acquisition and restoration off existing coverage only, and not for the acquisition and retirement of potential land coverage.
- Allocations. Alternative 4 contains the least available allocations among the “action” alternatives. Up to 2,000 residential allocations (@ 100/yr.), 1,000 residential bonus units, up to 200,000 square feet of CFA, and no TAUs would be available. PAOTs and their distribution would be the same as under Alternative 2. Alternative 4 provides substantially more incentive and opportunity for transfer and retirement.

Distribution of residential allocations would be the same as under Alternative 1. CFA would be distributed as a match for the transfer of existing development from outside CPs and from sensitive lands. Existing development that is transferred would be matched at a 1:1 ratio up to a maximum of 3:1 ratio with CFA from the pool.

CFA would be released for the first five years for distribution to the designated CPs and would be linked to the performance of each jurisdiction in implementing EIP projects in the adopted CPs. Release of the remaining CFA after the first five years would be linked to achieving the TMDL milestones established by Lahontan.

This implementation measure would also include the following provisions:

*Commercial Floor Area.* The CFA remaining in the 1987 Regional Plan (see *Alternative 1*) would be available plus 200,000 additional square feet reserved for transfer of development only. CFA would be distributed with incentives<sup>10</sup> as a matching reward to projects proposing transfer of CFA from sensitive lands to districts designated as Town Centers and Tourist Centers.

*Tourist Accommodation Units.* The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan. There would be no new TAUs.

*Residential Allocations.* Allocations would continue to be allocated under the existing system and regulatory structure with the following changes:

- 10% of annual allocations would be reserved for a Resident Occupancy Program .
- Approximately 2,600 new residential allocations would be made available.

*Residential Bonus Units.* Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be available only in districts designated as PTOD areas.

*Public-Service Facilities.* No changes are proposed for this alternative. Additional square feet of floor area for public service facilities would be allowed and would be allocated based on findings of need.

*Recreation Uses and Persons-at-One-Time.* Same as for Alternative 2.

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<sup>10</sup> Additional height and density would be permitted with special findings within Town and Tourist Centers (see *Community Design Subelement* for more details).

- Implement New Development Standards. Changes are proposed for this alternative and would include the same development and design standards as Alternative 2, but would only be provided as an incentive when combined with a transfer of development. See Community Design Subelement for additional discussion.

## 1.8.2 Housing Subelement

### Overview

Adequate housing for families of low and moderate income levels is a major concern for residents, communities, and local jurisdictions within the Tahoe Region. The Regional Plan addresses housing issues on a regional basis; TRPA-adopted local plans handle the specifics of implementation.

Housing is not a Threshold program area, and TPRA has limited ability to assist in the actual development of inclusionary<sup>11</sup> housing. However, to encourage and support affordable housing in the basin, TRPA has established a suite of incentives to encourage the development of such housing.

The two goals of the 1987 Regional Plan for the Housing Subelement seek to provide both affordable and moderate-income housing in suitable locations without compromising the growth management provisions in Code. Affordable housing is defined in Code as housing that can be purchased by a household earning up to 80% of the jurisdiction's Median Family Income (MFI). Moderate income housing can be purchased by a household earning between 80% and 120% of MFI.

The following seven associated policies support the creation and development of affordable and moderate income housing:

- make Multi-Residential Bonus Units available for projects meeting the criteria of affordable or moderate income housing (two policies);
- encourage local jurisdictions to provide their “fair share” of low and very low income housing<sup>12</sup>;
- promote housing in close proximity to employment centers, public services, and transit;
- require units developed under TRPA's Moderate Income Housing Program<sup>13</sup> (MIHP) to remain permanently in the Program;
- require that units developed under the MIHP be occupied by full-time residents;
- prohibit the conversion of MIHP units for vacation rental purposes; and
- require that affordable units are constructed in accordance with local, regional, state, and federal standards and that such units are made available for rent or sale at a cost that would not exceed the state or federal standards for low and very low income housing.

The following specific regulations, which implement the goals and policies of this Subelement, are found in the Code:

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<sup>11</sup> Inclusionary housing, for the purposes of the Regional Plan Update, refers to housing that is defined as very low income, low income, affordable, and moderate income housing.

<sup>12</sup> The U.S. Department of Housing and Urban Development defines low income housing as housing that can be purchased by a household earning up to 80% of the jurisdiction's MFI; very low income housing is defined as up to 50% of MFI.

<sup>13</sup> TRPA has adopted Memoranda of Understanding and established Moderate Income Housing Programs with three Basin jurisdictions (City of South Lake Tahoe, Douglas County, and Placer County) per Code Chapters 33 and 35.

- *Chapter 13, Plan Area Statements.* Designates certain Plan Area Statements (PASs) as preferred affordable housing areas and as receiving areas for transfer of development rights.
- *Chapter 18, Permissible Use.* Defines multi-family and designates it as a permissible use.
- *Chapter 20, Land Coverage.* Provides coverage incentives for multi-family housing located within Community Plans (CP) and permits subdivisions of such units if they are deed restricted to affordable or moderate income housing units.
- *Chapter 21, Density.* Provides a density bonus of 25% for affordable housing units.
- *Chapter 33, Allocations.* Exempts affordable housing units from requiring allocations and allows allocations from the Allocation Pool to be used for moderate income housing units.
- *Chapter 34, Transfer of Development.* Regulates the transfer of development and allows the transfer of multiple development rights and/or bonus units to parcels that are within receiving area-designated PASs.
- *Chapter 35, Bonus Unit Incentive Program.* Sets forth the provisions for assigning Multi-Residential Bonus Units in accordance with the goals and policies of the Regional Plan.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the “No Action” Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan, including those in place for housing. Under this alternative, the incentive programs provided by the 1987 Regional Plan would be limited to the availability of residential allocations and bonus units for affordable and moderate income housing, as they are today. When those allocations and bonus units have been exhausted, no additional units would be provided.

### **Goals and Policies**

No changes are proposed to this Subelement under Alternative 1.

### **Implementation Measures**

No changes are proposed to this Subelement under Alternative 1.

## **Alternative 2**

### **Summary**

Alternative 2 is designed to further advance the development of affordable and moderate income housing through the combination of regulation and incentives. Under this alternative, the goals of the 1987 Regional Plan would be reorganized as recommended through the Pathway process, adding a desired condition for housing. Existing goals and policies would be amended for clarity and intent. New policies would be added to further incentivize the development of affordable and moderate income housing, as well as maintaining the existing stock of affordable and moderate income housing units.

## Goals and Policies

Participants in the Pathway Forum, Place-Based Planning process, and other stakeholder forums have suggested that TRPA provide additional incentives for the creation and maintenance of affordable housing. Under Alternative 2, proposed goals and policies would provide these additional incentives. To further promote the development of inclusionary housing, the residential allocation requirement for moderate income projects would be eliminated. This would expand the current policy, which applies only to affordable housing.

Additional policies proposed under Alternative 2 are intended to maintain the current stock of affordable and moderate income housing units, which are susceptible to loss through redevelopment. New policies would require all projects to mitigate at a 1:1 ratio the loss to demolition or redevelopment of any existing units that qualify as affordable or moderate income units. This policy is intended to protect the current number of units available at affordable and moderate income levels.

A second new policy proposed under Alternative 2 would provide developers flexibility in meeting new housing mitigation requirements. This policy would allow developers to pay an in-lieu fee rather than construct affordable or moderate units on-site and/or off-site as mitigation for their projects. Funds collected through the in-lieu fee program would be distributed to local jurisdictions for construction of affordable and moderate income housing projects.

## Implementation Measures

Alternative 2 would include the following new measures in the Code (Sections 33.2 and 33.7) to implement the new housing-related policies described above:

- Amend Chapter 33, Allocations to exempt moderate income housing from allocation requirements.
- Require mitigation for loss of affordable and moderate income housing on all projects through replacement, in-lieu fee, or deed restriction of existing units off-site. The Code would describe the process by which a developer could meet mitigation requirements by deed restricting two existing units for every unit of affordable or moderate income housing for which mitigation is required.
- Add an affordable-housing criterion to the annual performance review for distribution of residential allocations to jurisdictions.
- Encourage full-time residency by creating an owner-occupied residential program. Similar to the current MIHP, allow allocations from the unused Allocation Pool to be used for owner-occupied units. Require a deed restriction on the property so that if the home were sold, it would be available only to full-time residents. The intention of this policy is to secure a segment of the future housing stock for full-time residents. (This regulation was drafted in response to concerns from stakeholder groups regarding the impacts of non-resident ownership.)

- Limit the use of Multi-Residential Bonus Units to transect districts designated as Town Center and Tourist Center to concentrate development in areas that provide amenities and promote alternative modes of transportation.

## **Alternative 3**

### **Summary**

Alternative 3 is a continuation of the current system of housing regulations in the Tahoe Basin. Residential Bonus Units (1,000 units) carried over from the 1987 Regional Plan would be available for the development of affordable housing. Unused annual allocations returned to TRPA's Allocation Pool (up to a maximum of 200 allocations) would be available for the development of moderate income housing units..

### **Goals and Policies**

No changes are proposed to this Subelement under Alternative 3.

### **Implementation Measures**

No changes are proposed to this Subelement under Alternative 3.

## **Alternative 4**

### **Summary**

Alternative 4 is designed to implement the objectives of the Regional Plan through a regulatory approach. As such, Alternative 4 proposes requirements for the development of affordable and moderate income housing, while providing limited opportunities for incentives such as those proposed in Alternatives 2.

### **Goals and Policies**

The Goals and Policies under Alternative 4 would amend language and propose new policies that require the development of affordable and moderate income housing. New policies would be added to require all commercial and tourist accommodation projects to include an affordable and moderate income housing component. New policies would also require local jurisdictions to dedicate a percentage of their annual allocations to deed restricted owner-occupied housing.

The following policies relating to housing would be amended under Alternative 4:

- Special incentives such as Multi-Residential Bonus Units and allocations will be limited to new development not associated with mitigation or required inclusionary housing.
- Local jurisdictions will be required to determine and develop a stock of inclusionary housing based on the needs of their population within the Basin.
- Require inclusionary housing for all mixed-use, commercial, and tourist accommodation unit (TAU) projects.

### **Implementation Measures**

Alternative 4 would include the following new measures to implement the new housing-related policies described above:

- Institute new Code requirements and application procedures to determine the required inclusionary housing for all mixed-use, commercial, and TAU projects.
- Require mitigation for loss of affordable and moderate income housing on all projects through replacement, in-lieu fee, or deed restriction. As an alternative to actual construction, allow deed restrictions on existing market-rate units at a rate of two units for every one unit removed.
- Require that 10% of annual allocations distributed to each local jurisdiction be set aside for deed-restricted, full-time residential development.
- Limit the use of Multi-Residential Bonus Units to transect districts designated as Pedestrian Transit Oriented Development (PTOD) areas to concentrate development in areas that provide amenities and promote alternative modes of transportation.
- Add criteria for the development of affordable and moderate income housing to the annual performance review for distribution of residential allocations to jurisdictions.



## 1.8.3 Noise Subelement

### Overview

The Compact directs TRPA to establish Environmental Threshold Carrying Capacities (Thresholds) for noise. Noise in the Tahoe Region has continued to rise as a result of increased human activity. For this reason, changes are needed in implementation of the Noise Threshold Program in order to achieve Thresholds and reduce or eliminate noise-generating activities that interfere with community and neighborhood serenity or produce damaging or distressing noise levels. The Region's primary source of noise is transportation activity.

There are two Noise goals contained in the 1987 Regional Plan. They call for the attainment and maintenance of single event noise standards and Community Noise Equivalent Levels (CNELs). The six policies related to single event noise standards specifically address aircraft, boats, motor vehicles, motorcycles, off-road vehicle use, snowmobiles, and sound proofing practices. The three policies related to CNEL address transportation corridors, the South Lake Tahoe Airport, wilderness areas, roadless areas, and critical wildlife habitat.

Under the existing Noise Subelement (implemented in Code Chapter 23), single noise events are monitored and standards are enforced for the following noise sources: aircraft, watercraft, motor vehicles, motorcycles, off-road vehicles, and over-the-snow vehicles. The standards include parameters for overall noise, speed, and monitoring distance and are intended to limit disturbance to the public by vehicles and equipment.

Standards for CNEL protect people and wildlife from cumulative noise levels. CNELs are monitored and standards are enforced in the following land-use categories and transportation corridors:

- high-density and low-density residential areas;
- hotel and motel areas;
- commercial areas and industrial areas;
- urban outdoor and rural outdoor recreation areas;
- wilderness and roadless areas;
- critical wildlife habitat areas;
- areas affected by the South Lake Tahoe Airport; and
- Highways 28, 50, 89, 207, 267, and 431.

## Alternative 1—Continuation of Existing Regional Plan

### Summary

Alternative 1, the "No Action" Alternative, assumes the continuation of the current Goals, Policies of the 1987 Regional Plan and minor adjustment to regulations and programs which reflect the spirit and intent of recently adopted programs for noise associated with aircraft, watercraft and off-road vehicles.

### Goals and Policies

No changes are proposed to this Subelement under Alternative 1.

### **Implementation Measures**

The following changes are proposed under Alternative 1 to the existing programs for noise .

- Update aircraft noise standards to reflect the Airport Settlement Agreement and other current conditions.
- Update off-road motorcycle noise standards on the CA side of the Region to be consistent with state regulations.
- Marinas and boat launching facilities and off-highway recreation areas, shall post conspicuous notices of the noise ordinances and the impacts of noise.
- New buoys are prohibited in Shoreline areas out of attainment with CNEL standards based on TRPA's monitoring protocols.
- The increase in buoy density at build-out shall be maintained at levels that ensure CNEL levels are maintained 1dB below standards based on TRPA's monitoring protocols.
- A noise analysis shall be completed when structures are expected to increase the number of boats on the lake by 5 or greater.

## **Alternative 2**

### **Summary**

The proposed changes to the Noise Program include development and incorporation of a vision statement, new goals and policies that work toward achievement of the desired conditions and new implementation strategies to reduce noise impacts and achieve and maintain Threshold standards. These changes would be incorporated within the Noise section of the Goals and Policies and the Code of Ordinances and represent input received from the Pathway process, including the Noise Technical Working Group, members of the Pathway Forum, and the general public.

### **Goals and Policies**

The proposed Goals and Policies for the Noise program are designed to be broad in nature, allowing maximum flexibility as conditions change, and are the same across all three action Alternatives. The primary difference between the Alternatives is the implementation strategies which determine the pace of improvements and the methods by which they would be achieved.

The emphasis of the proposed Goals and Policies is on accelerated achievement of Noise Thresholds and developing a program to protect wildlife from harmful noise levels. A new noise vision statement and four new or amended goals are being proposed.

The policies proposed under the action alternatives are designed to improve the Noise

Program, establish a noise mitigation fund, designate all areas in the Region except those classified by TRPA with a CNEL standard of 60 decibels (dBA) or higher as noise-sensitive areas to preserve serenity and quiet, and prioritize funding and implementation of non-motorized transportation as a means of reducing noise.

The two existing goals regarding single event and community noise levels would be strengthened. These amended goals would ensure that single event and community noise levels are controlled to preserve the serenity of the community and neighborhoods and provide abundant quiet recreation areas. These proposed changes were directly influenced by the Pathway efforts and the public's input.

The following new policies are proposed to support the amended goal for single event noise levels:

- Adopt and implement programs, and regulations to control single event noise levels and preserve serenity at the earliest practicable date.
- Adopt and implement the most stringent federal, state, and local noise standards Region-wide for the protection of human and ecosystem health and community serenity.
- Routinely monitor and enforce noise standards for the preservation of community serenity.
- Allow the use of vehicles and equipment only on specified roads, trails, or areas where the impacts are mitigated.
- Restrict off-highway vehicles, motorcycles, and over-the-snow vehicles in close proximity to residential or other sensitive areas.

The following policies are proposed to support the amended goal for community noise levels:

- Adopt and implement programs, and regulations to meet community noise standards and preserve serenity at the earliest practicable date.
- Restrict or control uses or events to those that comply with noise standards and do not cause adverse environmental effects..
- Implement a noise mitigation fund.
- Require sound proofing or control as appropriate for projects, uses, or structures with the potential to cause an exceedance of noise standards or adversely impact the surrounding areas or persons enjoying quiet recreational activities.
- Reduce noise levels within the transportation corridors at the earliest practicable date to avoid adverse noise effects on adjacent areas.
- Prioritize funding and implementation for non-motorized transportation methods.
- Reduce the transmission of noise to and from transportation corridors using site design requirements, which may include setbacks, earthen berms, barriers, low noise pavement, vehicle trip reductions, or other appropriate measures for both private and public projects and programs.

The third proposed goal in the Noise Subelement is new. It would ensure that noise levels are controlled to protect wildlife. The following new policies are proposed in support of this new goal:

- Coordinate and collaborate with the applicable enforcement agencies and local jurisdictions to develop and enforce policies, programs, and regulations that control noise levels to protect wildlife.
- Adopt and implement noise programs, standards, monitoring requirements, and

enforcement programs for the protection of wildlife.

The fourth proposed goal is also new. It would ensure that transportation programs and activities are controlled to maintain Threshold and other jurisdictional noise standards.

The following new policies are proposed in support of this new goal:

- The Regional Transportation Plan will incorporate measures to ensure attainment and maintenance of noise standards and preservation of the community's serenity at the earliest practicable date.
- Prioritize funding and implementation of non-motorized transportation methods over motorized sources.
- Implement noise mitigation fees for projects that cannot directly mitigate their noise impacts. (*Note: direct mitigation will continue to be the preferred method.*)

### **Implementation Measures**

Alternative 2 would include the following measures within Code Chapter 23 :

- Adopt the most stringent federal, state, and local noise standards and implementation practices Region-wide.
- Incorporate into the Regional Transportation Plan measures to attain and maintain noise standards within its projects and programs.
- Prohibit off-highway vehicles, off-road motorcycles, and over-the-snow vehicles from operating within 1,000' of residences and other sensitive areas or users.
- Implement noise mitigation fees for projects that cannot directly mitigate their noise impacts.
- Require the use of low-noise pavement on all major transportation routes and in areas that are in non-attainment with CNEL standards at time of roadway projects (including resurfacing).
- Prohibit the use of all vehicles and equipment that do not meet noise standards.
- Require local jurisdictions to enforce noise standards.

## **Alternative 3**

### **Summary**

Though Alternative 3 is characterized as generally maintaining the current system of regulation in the Basin, its goals, policies, and implementation measures are proposed to be updated within the Noise Subelement. This is in response to the fact that Thresholds for noise are currently out of attainment. In order to accelerate the pace of Threshold attainment, the existing set of regulations must be strengthened and amended. As stated above, the proposed goals and policies would be the same across the action alternatives; the difference between Alternative 3 and the other alternatives would be expressed in the implementation measures.

**Goals and Policies**

The goals and policies in Alternative 3 would be the same as those proposed for Alternative 2.

**Implementation Measures**

Alternative 3 would include existing implementation measures in addition to the following implementation measures within Chapter 23 of the Code:

- Adopt two separate sets of noise standards and implementation programs, one for California and one for Nevada.
- Develop a noise mitigation fund to assist in implementation of noise control measures and strategies.
- Implement a noise education and signage program to help reduce noise.
- Implement an Internet-based noise data tracking and analysis program.

## **Alternative 4**

### **Summary**

Alternative 4 would focus on additional regulatory requirements as tools to achieve Noise Thresholds.

### **Goals and Policies**

The goals and policies included in Alternative 4 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

Implementation measures for Alternative 4 would include the measures bulleted below in addition to those proposed under Alternative 2.

- Resurface all roadways in noise non-attainment areas with low noise pavement by 2025.
- Require noise containment measures such as sound proofing and enclosures for generators and other loud sources.
- Require noise testing of watercraft as part of the Watercraft Inspection Program.
- Prohibit projects with the potential to increase vehicle trips by more than 20 trips per day within any noise non-attainment area.
- Require local jurisdictions with police powers to have a noise monitoring and enforcement program in place. The program would require the jurisdictions to actively enforce noise standards, especially for excessive vehicle noise and events that have the potential to exceed noise standards.
- Establish a system to automatically fine the Airport for aircraft noise above allowable standards. The fines would be deposited in a noise mitigation fund, which could be used to retrofit homes impacted by excess airport noise.
- Prohibit motorized travel in areas designated as significant wildlife habitat.

## 1.8.4 Natural Hazards Subelement

### Overview

Natural phenomena such as avalanches, landslides, wildfires, and flooding can cause extensive property damage, impair environmental quality, and jeopardize public health and safety. Although natural hazards are not addressed by a TRPA Threshold program, the Compact recognizes the need to establish standards for the protection of public health and safety and to maintain the social and economic health of the Lake Tahoe Region.

The goals and policies that provide agency direction on natural hazards are contained in the Natural Hazards Subelement. The Subelement currently contains one goal statement and four associated policies. The goal statement calls for the minimization of risks from natural hazards such as floods, fire, avalanche, and earthquake. The four associated policy statements direct TRPA to:

- regulate development in areas with known avalanche or mass-stability hazards;
- prohibit development within the 100-year floodplain and in areas of wave runup, except where necessary to implement the broader range of Regional Plan Goals and Policies;
- inform residents and visitors about the Tahoe Basin's wildfire hazards and encourage the use of fire-resistant materials and preventative techniques and the management of forest fuels consistent with state laws and the Regional Plan Goals and Policies; and
- encourage public-safety agencies to prepare disaster plans.

The final report of the Bi-State Blue Ribbon Fire Commission (Emergency California-Nevada Tahoe Basin Fire Commission 2008), convened in the aftermath of the June 2007 Angora Fire, recommended, and the agencies of the Tahoe Region adopted, important policies and measures to more aggressively and comprehensively address forest fuels reduction and management of private parcels for defensible space. Changes made to TRPA Code include allowing trees up to 14 inches in diameter to be removed without a tree removal permit (Chapter 71.3) and adding provisions for Defensible Space Assessors to mark trees for defensible space (Chapters 2, 71.1A, and 71.5C). In addition, MOUs with the USFS and Lahontan Regional Water Quality Control Board (Lahontan) related to forest fuels projects have been updated to streamline the TRPA permitting process for forestry projects. Addressing the Commission's recommendations is an ongoing process; additional updates may occur prior to adoption of the Regional Plan Update.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Under Alternative 1, the “No Action” Alternative, the goals, policies, and implementation measures from the 1987 Regional Plan would remain in place.

### **Goals and Policies**

Under Alternative 1, the goals and policies from the 1987 Regional Plan would remain in place.

### **Implementation Measures**

Under Alternative 1, the implementation measures from the 1987 Regional Plan would remain in place.

## **Alternatives 2, 3, and 4**

### **Summary**

Alternatives 2, 3, and 4 are designed primarily to address the key recommendations of the Bi-State Commission regarding the development of a multiagency wildfire prevention plan, the implementation of hazardous-fuels reduction treatments, and the integration of water quality and defensible space BMPs. Because implementing these recommendations is vital to preserving public health and safety, the changes are uniform across all the “action” alternatives.

Alternatives 2, 3, and 4 also incorporate new policies and implementation measures to provide for the updating of the natural hazard map and for programs and incentives to encourage the removal of facilities from known natural hazard areas. In addition, existing goals and policies would be reorganized to clarify language and intent and to move detailed implementation language from the Goals and Policies document to the Code.

### **Goals and Policies**

Under the three “action” alternatives, the goal and policy statements contained in the Natural Hazards Subelement of the 1987 Regional Plan would be revised to clarify language and intent. Four new policies would be added. The first two would address the key recommendations of the Bi-State Commission regarding the development of a multiagency wildfire prevention plan, the implementation of hazardous-fuels reduction treatments, and the integration of water quality and defensible space BMPs. The third new policy would direct TRPA to update the natural hazard map for use in project planning and review. The fourth new policy would direct TRPA to develop programs and incentives to encourage the removal of public and private facilities from known natural-hazard areas.

### **Implementation Measures**

In addition to the existing measures in place today, Alternatives 2, 3, and 4 would incorporate the following new measures to implement the revised and new policies

contained in the Natural Hazards Subelement and improve the effectiveness of TRPA's Natural Hazards Program:

- Natural Hazard Map Development. Amend Chapter 12, TRPA Regional Plan Maps, by updating the natural hazard map. This may be done in coordination with universities and government agencies.
- Relocation of Facilities from Natural Hazard Areas. Amend Code to create incentives that encourage public and private entities to decommission and/or relocate facilities from known natural-hazard areas.
- Hazardous Fuels Reduction. Update the Code to ensure consistency with the Lake Tahoe Basin Multi-Jurisdictional Fuel Reduction and Wildfire Prevention Strategy, as regularly updated, to guide hazardous fuels reduction efforts
- Water Quality and Defensible Space BMP Integration. Amend Code Chapter 25 to integrate defensible space requirements with water quality BMP requirements.



## 1.8.5 Air Quality Subelement

### Overview

Air quality is one of four program areas in which the Compact specifically directs TRPA to ensure that environmental Thresholds are attained and maintained. The Compact states that the *“regional plan shall provide for attaining and maintaining Federal, State, or local air and water quality standards,”* and that the Agency *“may adopt air or water quality standards or control measures more stringent than the applicable State implementation plan or the applicable Federal, State, or local standards for the Region.”*

In the 1987 Regional Plan’s Air Quality Subelement, there are no Goals and Policies. Instead, the Subelement identifies air quality Control Measures for various sources, including combustion heaters and vehicle emissions. It contains Threshold standards for air quality, visibility, and emissions of oxides of nitrogen (NO<sub>x</sub>). The emphasis is on improving air quality through the implementation of control measures to reduce vehicle emissions and vehicle miles traveled (VMT).

The Code requires that current and future air quality impacts be analyzed for all projects and programs that have the potential to affect air quality. All localized, regional, and cumulative air quality impacts must be mitigated under current regulations for new, expanded, or revised developments, projects, and programs. Additional details on air quality provisions in Code Chapters 24 (Driveway and Parking), 72 (Prescribed Burning), 91 (Air Quality Control), 93 (Traffic and Air Quality Mitigation Program), 95 (Rental Car Mitigation Program), and 97 (Employer-Based Trip Reduction Program) are provided below:

- TRPA works with the affected state agencies to plan how to apply state vehicle inspection and maintenance programs to the Tahoe Region.
- Requirements are specified for the use of natural gas or propane-fired water heaters or central furnaces, wood heaters, and other combustion appliances.
- Performance standards are listed for open-burning activities other than recreational burning, such as prescribed fires, disposal practices, hazard reduction and pest control, burning of wood waste, and practice burns.
- New sources of air pollution are subject to an assessment of their impacts. These sources may be prohibited or may require emissions offsets, the use of best-available technology for emissions control, or both.
- Modified sources of air pollution are subject to an assessment of their impacts similar to the assessment for new sources. These sources may require emissions offsets, the use of best-available retrofit control technology, or both.
- Measures are specified to improve emissions from idling vehicles. These measures stipulate limits on idling times, prohibitions for drive-up windows, and implementation of an educational program.

The primary air quality pollutants in the Region include hydrocarbons, NO<sub>x</sub>, carbon monoxide (CO), and particulate matter (PM). These pollutants account for the majority of the human and ecosystem health issues such as heart, lung, and brain tissue damage, lake clarity and vegetation damage, and scenic degradation. The primary source of these pollutants is emissions associated with transportation activities (such as motor vehicles, watercraft, and road debris) and stationary sources (such as home heating, fuel reduction projects, and fugitive dust).

The proposed changes include the development and incorporation of an air quality-specific vision statement and associated new Goals and Policies. These changes were directly influenced by input from the Pathway process, including the Air Quality Technical Working Group, members of the Pathway Forum, and the general public. Since the causes and effects of air pollution are complex, the Goals and Policies have been developed as general guiding statements that allow maximum flexibility as conditions change, thus promoting maximum benefits to human and ecosystem health.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the “No Action” Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan, including those in place for Air Quality. We will also be implementing new ambient air quality standards adopted by the state of California and the federal government in the applicable areas of the Region.

### **Goals and Policies**

No changes are proposed to this Subelement under Alternative 1.

### **Implementation Measures**

Implement new ambient air quality standards adopted by the state of California and the federal government in the applicable areas of the Region.

## **Alternative 2**

### **Summary**

The emphasis of Alternative 2 is on accelerating the achievement of air quality Thresholds and maintaining human and ecosystem health by implementing collaborative, innovative, and incentive-based policies and practices. Alternative 2 emphasizes the role of the public and private sectors in advancing environmental improvement measures. It organizes the air quality objectives within one section in order to streamline and improve TRPA practices and allow the Agency to implement programs that achieve Thresholds in a more effective and efficient manner.

Under Alternative 2, a new air quality vision statement would be adopted along with four new goals and associated policies related to human and ecosystem health. Another fundamental change is that TRPA’s Air Quality Program will recognize the Region as a single air basin, similar to how the Water Quality Program considers the Lake. Since air pollution moves freely between states, and emissions from one area affect the air quality in the other, a single set of standards and implementation strategies will be implemented throughout the Region. This would improve the air quality for all residents and allow TRPA to streamline its efforts by reducing the number of parameters that are monitored and simplifying the regulatory process that currently exists.

## Goals and Policies

The first new goal would be to attain and maintain air quality in the Tahoe Region at healthy levels for humans and the ecosystem. The following policies are proposed to support this goal:

- reduce health and ecosystem risks, emissions, and pollutant exposures through plans, discretionary project review, and permitting;
- promote programs and projects such as biomass, pellet manufacturing, and transportation improvements that achieve an overall decrease in air quality pollutants through new methods, technologies, and strategies;
- promote non-burning methods to reduce forest fuels including but not limited to the use of forest fuels materials for the manufacture of goods and renewable power;
- promote greater energy efficiency, conservation, and use of renewable resources to reduce air pollution;
- update the 1992 Air Quality Plan to address current conditions and needs;
- implement BMPs, community design, maintenance practices, transportation control measures, and controls on forest fuels burning activities;
- implement programs for improving air quality into land-use plans and regulations;
- incorporate public sidewalks and Class II bike lanes in projects along major roadways and in areas with high pedestrian or bicycle access needs such as PTOD-designated districts;
- Implement Best Available Control Strategies (BACT) and Best Available Retrofit Control Strategies (BARCT) on all new or retrofitted air pollution sources;
- conduct pile burning only on appropriate days to minimize health and ecosystem impacts and eliminate smoke;
- provide incentives for individuals and businesses to eliminate all but the cleanest-burning technologies for home heating to improve human and ecosystem health;
- promote public and private spaces through community design standards that facilitate non-motorized travel modes.
- encourage travel by means other than motor vehicles;
- reduce emissions from combustion engines and other sources;
- update the trip reduction program to specifically address air quality improvements;
- improve air quality by reducing traffic conflicts;
- reduce the amount of re-entrained dust in the atmosphere resulting from human or natural activities on paved and unpaved areas, streets, parking lots, parcels, and construction sites; and
- educate the public regarding the effects of air pollution and provide real-time and historical monitoring information on air quality conditions in the Region.

The second new goal in the Air Quality Subelement would focus on reducing emissions associated with mobile sources to the greatest extent possible and at the earliest practicable date. The following policies support this goal:

- update the 1992 Air Quality Plan to include Transportation Control Measures (TCMs) that include strategies to reduce vehicle trips, vehicle use, VMT, vehicle idling, and traffic congestion to reduce emissions from motor vehicles;

- promote travel modes that result in the lowest emissions per person per mile;
- promote zero emissions mass transit projects and facilities, including fixed guideway systems and dedicated highways/areas for zero emission and/or human powered transportation;
- integrate and synchronize traffic signals and provide priority to bicycles and pedestrians at projects, facilities, intersections, and driveways;
- install Class II bike lanes on all major roadways. This would include a requirement to install these facilities when the curb line is altered or improved, or when work is performed;
- install and maintain year-round bicycle and pedestrian facilities in urbanized areas and along transportation routes used for commuting;
- attain and maintain functional vehicle-delay standards for roads and signalized intersections to maintain human health; and
- participate in state and local transportation planning efforts to ensure consistency with state and local air quality objectives and strengthen linkages between air quality and transportation.

The third new goal in the Air Quality Subelement is focused on maintaining visibility in the Tahoe Region at levels that do not interfere with residents' or visitors' visual experience. New policies supporting this goal would promote efforts to:

- reduce or limit sources of pollutants that degrade visibility;
- use the most advanced equipment and sweep roads frequently enough to prevent accumulation and distribution of harmful materials;
- pave or treat unpaved roads, driveways, and parking areas; and
- conduct burning on appropriate days to ensure that air quality standards are maintained and that the maximum dispersion and elimination of pollutants occurs.

The fourth new goal in the Air Quality Subelement is focused on implementing adequate air quality mitigation and incentive programs, including air quality mitigation fees and fees that could be used for incentive programs. The following policies support this goal:

- require projects, development, programs, equipment installations, and land uses to document their air quality impacts both to raise awareness of the effects of the development and to set the payment amounts for any required mitigation fees;
- adopt, collect, and distribute mitigation fees to offset air quality impacts associated with projects and development, and prioritize the distribution of fees according to the most cost-effective reduction strategies; and
- encourage energy efficient design elements and promote or provide incentives for "Green Building" programs.

### **Implementation Measures**

Alternative 2 includes air quality implementation measures that would be designed to utilize programs and principles proven effective in other areas for achieving similar air quality goals. These measures are incentive based, innovative and strive to improve the environmental, societal, and economic conditions in the Region at an accelerated pace. The following measures have been organized by incentive-based measures and by the targeted pollutant(s) and would be contained in Code Chapters 24, 72, 91, 93, 95, and 97. The following measures are described above:

#### Incentive-Based Measures

- Provide monetary incentives of up to 80% of the replacement cost to encourage the installation of wood stoves and fireplaces with those that are certified by EPA to emit approximately 50% less particulate emissions than those currently required. (Estimated costs \$4,000 to \$6,000 each.)
- Zero emission transportation programs and projects would be given priority in terms of funding and permitting practices.
- Forest fuel reduction projects utilizing air curtain burners for 100% of the burning process would not be subject to burn day restrictions.
- Vehicles certified as Advanced Technology Partial Zero Emissions Vehicles (AT-PZEV), Zero Emissions Vehicles (ZEV), and Partial Zero Emissions Vehicles (PZEV) would be exempt from TRPA's Rental Car Mitigation Program. The collected fees would be used for the movement of people in programs that ensure the lowest emissions per person per mile of travel.
- The Region's agencies and businesses with over 70 employees will provide incentives for their employees to use zero emission transportation methods in their duties and for their commute to and from work.
- TRPA will reduce its permit fees as an incentive for air quality improvements by:
  - 15% for all LEED Silver Certified construction
  - 25% for all LEED Gold Certified construction
  - 50% for all LEED Platinum Certified construction.
- Bicycles and pedestrians would be given priority at facilities, intersections, and driveways.
- Offer incentives for carpooling, such as better parking spots or providing cars or vans for carpooling, and encourage employees to take the bus by providing bus passes.
- Provide incentives for the purchase of hybrid or electric-powered passenger vehicles.
- Provide incentives to install approved non-asphalt materials and paving blocks in parking lots, sidewalks, and driveways rather than petroleum-based blacktop. This could reduce the amount of ozone precursors released into the air.

#### PM Emission Reduction

- Require application of a tackifier or other suitable measure(s) during ground-disturbing activities in construction and industrial areas.
- Require that all new sweepers use BACT and be certified by ETV Canada or other suitable verification agency to advance emissions protocols.

- Require all highways and major streets to be swept twice a month, and the remaining streets to be swept once per month.
- Implement improved diesel idling restrictions for commercial and transit diesel vehicles, limiting idling to no more than 5 minutes. In cases where idling for more than 5 minutes would be necessary, require the use of auxiliary (shorepower) HVAC hookups.

#### PM and CO Emission Reduction

- All parties reducing forest fuels through burning must reduce their PM emissions levels by 40% compared to emissions levels associated with pile-burning the equivalent amount of fuels.
- Prohibit installation of wood stoves in new building construction or remodels.
- Require that existing wood stoves and fireplaces be replaced within 10 years by appliances that are certified by EPA to emit less than 4.5 g/hr of PM for non-catalyst and 2.5 g/hr of PM for catalyst-equipped stoves.
- Wood stove replacements would occur at time of sale and the property certified as part of the escrow process.
- Implement an air quality mitigation program to offset emissions from wood stoves.

#### Hydrocarbon, NO<sub>x</sub>, CO, and PM Emission Reduction

- All jurisdictions must maintain the use and condition of sidewalks and bike facilities year round. This includes maintenance for cracks, potholes, striping, snow removal, and other pavement defects.
- Class II bike lanes would be required along major highways and areas where bicycle travel is present.
- All traffic signals must be synchronized or timed where practicable.
- Eliminate traffic lights and remove left turns on green arrow lights when possible to reduce idling and promote smoother traffic flow.
- Require each transportation project and program to include the expected emissions reductions or additions, measured in pounds for each criteria pollutant.
- Pedestrian and Class II bicycle facilities must be constructed, upgraded, and maintained along major travel routes.
- When a TRPA permit is obtained or by 2020 (whichever is sooner), driveways affecting traffic flow on major travel routes must be eliminated or combined whenever possible.

- Implement a single set of Region-wide air quality standards, control strategies, and implementation plans.
- Air quality mitigation fees would be prioritized and distributed by the Air Quality Program to provide the most beneficial reductions in emissions. Prior to release of mitigation fees, applicants will provide an estimate of air quality pollutant reductions associated with their proposed project.
- Require new projects, programs, and planning efforts to mitigate their air quality impacts at the following ratios:
  - 1.0 to 1.0 for all air pollutants currently in attainment.
  - 2.0 to 1.0 for all air pollutants currently in non-attainment.

## **Alternative 3**

### **Summary**

The emphasis of Alternative 3 is on achievement of air quality Thresholds and maintaining human and ecosystem health by implementing the current practices in association with new incentive based implementation elements. Another area of significance for Alternative 3 is that this alternative would allow the continuation of a dual set of air quality standards for each side of the Region.

### **Goals and Policies**

The Goals for Alternative 3 would be the same as those proposed for Alternative 2. The following new policies are proposed under Alternative 3:

- Reduce health and ecosystem risks, emissions, and pollutant exposures, through plans, discretionary project review and permitting.
- Update the 1992 Air Quality Plan to address current conditions and needs.
- Reduce the amount of re-entrained dust in the atmosphere resulting from human or natural activities on paved and unpaved areas, streets, parking lots, parcels, and construction sites.
- Educate the public regarding the effects of air pollution in the Region.
- New, expanded or revised developments and land uses shall fully mitigate their regional and cumulative traffic impacts.
- Driveways shall be designed and sited to minimize impacts on public transportation, adjacent roadways and intersections, and bicycle and pedestrian facilities.
- Develop and encourage the use of pedestrian and bicycle facilities as a safe and viable alternative to automobile use.

- The Regional Transportation Plan will attain and maintain the Environmental Threshold Carrying Capacities.

### **Implementation Measures**

The implementation measures for Alternative 3 are currently in existence and would be relocated in Code of Ordinance Chapters 24, 72, 91, 93, 95, and 97. They include the following:

- Forest fuel reduction projects utilizing air curtain burners for 100% of the burning process would not be subject to burn day restrictions;
- Offer incentives for carpooling, such as better parking spots or providing cars or vans for carpooling, and encourage employees to take the bus by providing bus passes;
- Implement improved diesel idling restrictions on the California side of the Region for commercial and transit diesel vehicles, limiting idling to no more than 5 minutes;
- Wood stove replacements would occur at time of sale and the property certified as part of the escrow process;
- Require each transportation project and program to include the expected emissions reductions or additions, measured in pounds for each criteria pollutant;
- Require new projects, programs, and planning efforts mitigate their air quality impacts;
- Pedestrian and bicycle facilities shall be constructed, or upgraded, and maintained along major travel routes;
- Level of service (LOS) criteria for the Region's road system and signalized intersections during peak periods shall be:
  - Level of service "C" on rural recreational/scenic roads.
  - Level of service "D" on rural developed area roads.
  - Level of service "D" on urban developed area roads.
  - Level of service "D" for signalized intersections.
  - Level of service "E" may be acceptable during peak periods in urban areas, not to exceed four hours per day
- Employers shall implement vehicle trip reduction programs, including carpool and vanpool matching programs, employee shuttles, flexible work hours, and transit use incentives.

## **Alternative 4**

### **Summary**

The emphasis of Alternative 4 is on accelerated achievement of air quality Thresholds and maintaining human and ecosystem health by implementing a more robust system of regulations to control pollution. As in Alternative 2, a single set of standards and implementation strategies is proposed to be implemented throughout the Region.

### **Goals and Policies**

The goals and policies under this alternative would be the same as those proposed for Alternative 2.

### **Implementation Measures**

Implementation measures contained in Alternative 4 would utilize stringent regulations to achieve air quality objectives at the earliest possible date. Implementation measures under this alternative include all those in Alternative 2 plus the following additions and modifications:

#### **PM Emission Reduction**

- Fugitive dust BMPs would be required at the time of sale for all properties.
- All unpaved driveways must be paved within 5 years.
- The use of leaf blowers would be prohibited.
- All sweepers operating in the Region must use BACT and be certified by ETV Canada or other suitable verification agencies to advanced emissions protocols.
- All highways and major streets must be swept once per week and the remaining streets must be swept twice per month.
- Street sweeping to recover salt and sand applied during winter months would be required immediately after a storm event and be completed within 4 days.
- Track-out devices would be required for construction and industrial areas to prevent materials from being tracked onto other properties or roadways by vehicles leaving the site.
- All dirt roads must be decommissioned or BMPs in place by 2015.
- Motorized off-road use would be prohibited on all roads without BMPs.

#### **PM and CO Emission Reduction**

- All parties reducing forest fuels through burning must reduce their PM emissions levels by 60% compared to emissions levels associated with pile burning the equivalent amount of fuels.

- Burning for forest fuels reductions would be prohibited on slopes less than 30% within ¼ mile of a road or suitable staging area. Instead, forest fuels must be removed from these areas.
- All non-pellet wood stoves and fireplaces shall be removed within 5 years.
- An air quality mitigation program to offset emissions from wood stoves would be implemented.

### Hydrocarbon, NO<sub>x</sub>, CO, and PM Emission Reduction

- Class I bike trails would be required on both sides of the street in redevelopment areas.
- Driveways must be located along side streets whenever possible.
- 50% of Government sponsored/financed mass transit would need to have lower emissions per person per mile than private modes by 2018.
- Government sponsored mass transit having emissions per person per mile greater than private modes would be prohibited by 2025.
- Reduce emissions from watercraft by limiting the number of fossil fueled motorized watercraft, limiting the horsepower, and limiting the number of days of use of watercraft in the lakes of the Region.
- New projects, programs, and planning efforts will need to mitigate their air quality impacts at the following ratios:
  - 3.0 to 1.0 for all air pollutants currently in non-attainment.
- Implement a \$10/motor vehicle “congestion pricing” air quality fee in congested areas to encourage reductions in transportation-related air quality impacts. Fees will be used for air quality monitoring and incentive-based air quality programs.
- Require employers to operate a vanpool if more than 20 employees live outside a 20-mile radius of their work location.
- Require that CMAQ funding in the Region be limited to attainment or maintenance of the most stringent air quality standards applicable in the Region for ozone, CO, and PM.<sup>14</sup>

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<sup>14</sup> The current purpose of the Congestion Mitigation and Air Quality Improvement (CMAQ) program is to fund transportation projects or programs that will contribute to attainment or maintenance of the **federal** ambient air quality standards (NAAQS) for ozone, CO, and PM. It ignores transportation programs designed to meet State and Local ambient air quality standards.

- Require that permeable paving blocks or concrete be used in parking lots, sidewalks, and driveways rather than petroleum-based blacktop. This will reduce the amount of ozone precursors released into the air.
- Require each transportation project and program to include the expected emissions reductions or additions, measured in pounds for each criteria pollutant and be prioritized for implement according to its improvement.
- Amend Regional Transportation Plan and documents to require attainment with state and local air quality standards.



## 1.8.6 Water Quality Subelement

### Overview

Water quality is one of the environmental programs established by the 1987 Regional Plan. The pelagic (open water) and littoral (near-shore) standards are the two categories that define the Water Quality Threshold. The Water Quality Subelement established two goals and eighteen policies that provide direction for managing water quality as it relates to protecting beneficial uses and restoring transparency (i.e., lake clarity).

The first goal and associated policies were primarily adopted to:

- (1) regulate and control the water quality impacts associated with permitting development by specifying the concentration-based discharge standards and infiltration requirements for stormwater treatment,p
- (2) direct the retrofiting of private properties with Best Management Practices (BMPs),
- (3) prioritize the restoration of disturbed and degraded lands, and
- (4) increase protection and restoration efforts in Stream Environment Zones.

The second goal and associated policies were adopted to prohibit the discharge of wastewater, toxic waste, and solid waste into Lake Tahoe, its tributaries, and its groundwater resources. The principal focus of the current Water Quality Subelement was to establish and maintain water quality standards that protect drinking water and other designated contact and non-contact beneficial uses.

TRPA's Code of Ordinances currently provides five chapters that articulate the program's core regulations. They are Chapter 81 (Water Quality Control), Chapter 82 (Water Quality Mitigation), Chapter 83 (Source Water Protection), Chapter 25 (Best Management Practice Requirements), and elements of Chapter 64 (Grading Standards). The current regulations were designed to ensure that water quality is properly protected and/or enhanced consistent with the Water Quality Threshold.

### Alternative 1—Continuation of Existing Regional Plan

The water quality management practices and regulations would not change under Alternative 1. The existing Code requirements would continue to be stipulated for the permitting of projects, including those findings that must be made to determine that a project is consistent with the Water Quality Threshold.

In Alternative 1, TRPA would not adopt the Total Maximum Daily Load (TMDL) program until it is adopted as part of the updating of the *Water Quality Management Plan for the Lake Tahoe Region (208 Plan)*. Therefore, no TMDL policies and implementation measures are contained under this alternative. The permitting of future projects would require that TRPA's existing water quality requirements be met, and when the TMDL is adopted, that California and Nevada's water quality standards be met, as well.

## Alternative 2

### Summary

Based on collaboration with other agencies and stakeholders during the Pathway process, the Regional Plan Update's first Water Quality goal would be the consolidation of both of the existing goals in this Subelement. The second goal would be new and based on a Pathway Desired Condition. The restated focus of the Water Quality Subelement's goals will be 1) the restoration of Lake Tahoe's clarity and 2) the protection of human and environmental health.

In order to enhance the achievement of the Water Quality Program's objectives, TRPA is proposing to amend its water quality Threshold standards, goals, and policies to merge to the greatest extent possible with the TMDL program developed by the Lahontan Regional Water Quality Control Board (Lahontan) and the Nevada Department Environmental Protection (NDEP).

The updating of the Regional Plan's water quality standards will incorporate TMDL targets and milestones for reducing the delivery of fine sediments (i.e., mineral particles less than 16 micrometers in diameter), nitrogen, and phosphorus to Lake Tahoe. The TMDL will set the annual load allocations for the maximum amount of fine sediment and nutrients that Lake Tahoe can assimilate and still achieve water quality and clarity standards. The Regional Plan Update will codify these actions consistent with the anticipated updating of the *Water Quality Management Plan for the Lake Tahoe Region (208 Plan)*.

Alternative 2 amends the Code to be a TMDL-guided Water Quality Program. It accomplishes this through a combination of regulation and incentives for restoration from the transfer of existing development rights.

As described in the Performance Review and Implementation Scheduling Subelement, Alternative 2 awards an incentive (i.e., additional Commercial Floor Area) to a jurisdiction when irrevocable commitments to construct new/upgrade existing stormwater treatment facilities (including life cycle maintenance) are funded and permitted. Several new policies would be introduced and many existing policies would be re-organized under Alternative 2 to conform the Water Quality Program with the adoption of the TMDL.

### Goals, Policies, and Implementation Measures

*(Note: the Water Quality Subelement's format differs from the other project descriptions in that each new policy statement is followed immediately by its associated implementation measure.)*

The following policies and implementation measures would be advanced in support of this Subelement's first goal (to reduce the delivery of nutrients and fine sediment loads to Lake Tahoe, its tributaries, and groundwater resources). The following amendments have been proposed as essential implementation strategies by the TMDL:

- **New Policy:** Adopt TMDL load allocations and reduction targets for Fine Sediment, Total Nitrogen, and Total Phosphorus as the primary water quality

performance standard. Commercial, light industrial, multi-family, and roadway projects will be permitted under TMDL load reduction water quality findings. Private single-family residential projects will be reviewed against the updated concentration discharge standards for the one inch per hour storm.

- **Implementation Measures:** Amend Chapter 81, Discharge Limits section to incorporate new requirements. These new requirements will be based on the TMDL load allocations and reduction targets for Fine Sediment, Total Nitrogen, and Total Phosphorus. Employ these TMDL performance standards as the primary water quality findings to be satisfied in the permitting of projects.
- Amend the constituents and maximum concentrations under the Discharge Limits section of Chapter 81.
- Amend Chapter 25 to clarify the technical and design requirements for BMPs to achieve concentration discharge standards for the one inch per hour storm.
- **New Policy:** All BMPs will be re-designed and implemented to be compatible with current defensible-space requirements.
  - **Implementation Measures:** Amend Chapter 25 to require implementation of all applicable BMPs to be compatible with current defensible-space requirements.
  - Update the BMP Handbook to redesign BMPs so that they are compatible with current defensible-space requirements.
- **New Policy:** The technical evaluation and endorsement of BMPs will be established by an appropriate inter-agency water quality advisory committee (e.g., Regional Stormwater Monitoring Program (RSWMP) or Stormwater Quality Improvement Committee (SWQIC)).
  - **Implementation Measure:** Amend Chapter 25 to require that all BMPs be evaluated based on functional performance criteria such as TMDL pollutant source controls, hydrologic controls (reducing runoff volumes and velocities), and end-point stormwater treatment measures.
- **New Policy:** Require local jurisdictions to develop and adopt TMDL guided Stormwater Management Plans (SWMPs), Stormwater Load Reduction Plans (SLRPs) or functional equivalent in order to be eligible for TRPA's Land Use commodities incentives program. The Water Quality Program will rely on these documents to identify and evaluate the strategies and commitments being proposed by the jurisdiction for reducing fine sediment and nutrient loads by prioritized catchment.
  - **Implementation Measures:** Amend Chapter 25 (Project Compliance Program section) and Chapter 81 (Discharge Limits section) to require SWMPs, SLRPs or functional equivalent to adequately address how a jurisdiction proposes to fund and implement capital improvement projects, successfully adopt and enforce new water quality ordinances, and/or implement enhanced stormwater operations and maintenance programs

- by prioritized catchment. The SWMP or functional equivalent will be consistent with the requirements of Lahontan and NDEP.
- Amend the applicable sections of TRPA’s Memoranda of Understanding (MOUs) to direct permittees to detail how projects will achieve and report the reduction of fine sediment and nutrients as identified in the SWMP.
- **New Policy:** In order for a local or state water quality roadway project to qualify for the Environmental Improvement Program’s (EIPs) 5-year project list, it must be included in a SWMP, SLRP or functional equivalent.
    - **Implementation Measures:** Amend Chapter 31 (EIP Relationship to Other Plan Provisions section), Chapter 33 (Distribution and Administration of Residential Allocations section - Water Quality Improvements subsection), Chapter 81 (Discharge Limits section) and Chapter 82 (Required Offsets section) to require that SWMPs or their functional equivalents identify and prioritize opportunities for area-wide stormwater treatment as a condition of inclusion on the EIP’s 5-year project list.
    - Exempt forest operations/fuels reduction projects on federal lands and single-family residential development from this requirement.
  - **New Policy:** Continue to restore areas of impacted sensitive lands, providing further opportunity to contract the urban boundary.<sup>15</sup>

**New Policy:** Provide incentives in acquisition and buyout programs to permanently retire excess coverage.

- **Implementation Measures:** Amend Chapter 20, Transferred Land Coverage Requirements and Restoration Requirements sections and Chapter 82, SEZ Restoration Program section.
  - Acquisition and buyout programs can bank and transfer restored excess coverage based on the transfer being from:
    - low- to high-capability parcels
    - a designated impaired watershed to an unimpaired watershed
    - an overcovered Hydrologic Transfer Area (HTA) to an undercovered HTA.
  - Provide added incentives to restore SEZs and re-establish SEZ setbacks in over-covered areas
- **Amended Policy:** Establish a higher priority for the role and contribution of stormwater operations and maintenance programs to achieve TMDL load reductions. Encourage the programmatic commitment to control and reduce fine sediment loads through the more effective management of roadway surfaces.
    - **Implementation Measures:** Amend Chapter 25, Additional Requirements section, for operations and maintenance.

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<sup>15</sup> This new policy focuses and refines Goal 1 and associated Policies 4 and 5 in the existing Water Quality Subelement.

- Amend Chapter 81, Discharge Limits section, to clarify and affirm the programmatic expectation for the role of operations and maintenance to contribute to TMDL water quality objectives.
- Require road surface treatment, alternative pavement, or surface stabilization techniques for unpaved roads, trails, turnouts, and parking areas.
- **Amended Policy:** Reduce the source and transport of fine sediments as fugitive airborne dust and stormwater runoff from unpaved roads and construction sites.
  - **Implementation Measures:** Amend the requirements for BMPs in Chapter 25, Standard and Project Compliance sections. Amend the requirements for BMPs in Chapter 64, Winterization section. Amend Chapter 81, Discharge Limits section to affirm and clarify the programmatic expectation regarding the functional ability of BMPs to achieve TMDL water quality objectives
  - Require Construction or Operational Stormwater Pollution Prevention Plans (SWPPP) or a temporary BMP plan as a condition of permitting. A SWPPP or a temporary BMP plan will provide more exacting standards for implementing temporary BMPs in order to reduce the risk of water quality impacts from construction sites.
- **Amended Policy:** Require either physical implementation or financial guarantee of implementation of BMPs at point-of-sale.
  - **Implementation Measure:** Amend Chapter 25, Retrofit Program section, to require either the physical implementation of BMPs at point-of-sale or the posting of a performance bond that will be forfeited after two years if BMPs have not been implemented. In case of forfeiture, TRPA and the local jurisdiction will coordinate to use the bond to achieve BMP implementation.
- **Amended Policy:** Encourage public agencies and local jurisdictions to restore verified disturbed areas and SEZs that reside within their legal boundaries.
  - **Implementation Measure:** Amend Chapter 20, Restoration Requirements section to encourage public agencies and local jurisdictions to restore verified disturbed areas and SEZs that reside within their legal boundaries.
- **Amended Policy:** Develop and update the requirements for an integrated Fertilizer, Pesticide, and Herbicide Management Plan.
  - **Implementation Measure:** Amend Chapter 81, Fertilizer Pesticide and Herbicide Management sections, to develop and improve the details and requirements for integrated and programmatic chemical application management plans.
- **Amended Policy:** Require improved BMP methods and technologies for the containment and treatment of snow..

- **Implementation Measure:** Amend the requirements for BMPs in Chapter 81, Snow Disposal section, Chapter 64, Winterization section, and Chapter 25, Standard BMP Requirements section, to clarify the technical and design requirements for BMPs that will be relied upon to provide snow storage throughout the winter. Remove the current code provision that allows for snow removal on un-paved roads and driveways.
- **Amended Policy:** Update the revegetation and soil rehabilitation requirements for restoring disturbed sites.
  - **Implementation Measure:** Amend Chapter 20, Restoration Requirements section to require a description of the functional objectives that must be achieved through environmental restoration or repair. Require an existing conditions analysis to evaluate and optimize opportunities on those sites that afford a greater potential for restoration success.
- **Amended Policy:** Update the EIP to direct projects to pursue opportunities for private-public partnerships as a more effective means to implement capital stormwater projects.
  - **Implementation Measure:** Amend the requirements in the EIP Relationship to Other Plan Provisions section of Chapter 31.
- **Amended Policy:** Update the analyses and design requirements for Shorezone protective structures and backshore BMPs consistent with the Coastal Engineering Manual or Best Available Technology.
  - **Implementation Measure:** Amend the requirements and guidelines proposed for Chapter 50 appendix (Shorezone BMPs).

Under the Water Quality Subelement's second goal of protecting human and environmental health, several policies would be reorganized and amended.

- **Amended Policy:** TRPA will cooperate with the local agencies responsible for the preparation, evaluation, and implementation of toxic and hazardous spill control plans.
  - **Implementation Measure:** Amend the Code of Ordinances, Water Quality Control Chapter, with focus on the Applicability, Discharge Limits, Prohibition of Toxic or Hazardous Waste Discharge, and Spill Control sections. (In doing so, consideration must be given to the nexus with the Grading Standards Chapter, focusing on the Discharge Prohibitions and Disposal of Materials sections. Consideration must also be given to the need for additional consistency language in the Special Information Reports and Plans chapter, focusing on the Subsurface Investigations and Reports section.)

- **Amended Policy:** Public agencies shall update and enhance their spill contingency, prevention, and detection plans to increase protection against the illicit discharge of wastewater, hazardous waste, and sewage to surface or ground water. Continue to prohibit the discharge or disposal of solid wastes on the land or to surface or ground water except in cases of specific Public Health and Safety emergencies.
  - **Implementation Measure:** Amend the requirements in three sections of Chapter 81: Wastewater Discharge, Hazardous Waste Discharge, and Spill Control. Amend the requirements in the Discharge Prohibitions and Disposal of Materials sections of Chapter 64.
- **Amended Policy:** Update the analyses and control measures necessary to enhance source-water protection for public groundwater wells and lake intakes.
  - **Implementation Measure:** Amend the requirements in the Source Water Protection section of Chapter 83 to allow protection zones to be determined by the analysis of the subsurface hydrologic time-of-travel and other critical hydrogeologic criteria. This would encourage the development and use of risk assessments to determine site-specific recommendations for protecting public groundwater wells and lake intakes.
- **Amended Policy:** Require the phase-out all underground sanitary storage tanks, and where this is not feasible, replace them with the best available technology consistent with state and federal regulations.
  - **Implementation Measure:** Amend the requirements in the Prohibition of Wastewater Discharge section of Chapter 81 to require, where feasible, that sewer pump-out facilities to be connected to the nearest sanitary sewer at the earliest possible date. All existing wastewater discharges, including gray-water, must discharge to a sanitary sewer system, or when not feasible, must be contained, pumped out, and disposed of at the nearest sanitary sewer system.
- **Amended Policy:** Require that liquid or solid waste be discharged from recreational vehicles and boats *only* at approved pump-out and disposal facilities in order to prevent inadvertent spills that result in illicit discharges.
  - **Implementation Measure:** Amend the requirements in the Prohibition of Wastewater Discharge section of Chapter 81.
- **Amended Policy:** Require BMPs that infiltrate stormwater to effectively treat nutrients and pollutants before they interface and contaminate groundwater.
  - **Implementation Measure:** Amend the Standard BMP requirements section of Chapter 25 and the Excavation Limitations section of Chapter 64 to require those BMPs designed to infiltrate the one inch per hour storm to provide a sufficient body of soil or engineered media below the

bottom of the facility. Require documentation that the native soils or engineered media can reliably adsorb phosphorus, grease, and other hydrocarbons while providing adequate separation from seasonal high groundwater tables.

## Alternative 3

### Summary

The goals and policies proposed under Alternative 3 would be the same as those proposed for Alternative 2, which amends the TRPA Code of Ordinances to be a TMDL-guided Water Quality Program. Throughout this document, Alternative 3 is typically characterized as a continuation of the status quo. The rationale for the significant changes to the Water Quality Subelement under this alternative is the assumption that the TMDL will be adopted by TRPA, Lahontan, and NDEP within the timeframe of TRPA's Regional Plan Update process.

### Goals, Policies, and Implementation Measures

Alternative 3 would be the same as Alternative 2.

## Alternative 4

### Summary

The goals and policies proposed under Alternative 4 would be, with limited exceptions (*see footnotes*), the same as in Alternatives 2 and 3. This alternative also amends the Code to be a TMDL-guided Water Quality Program. Unlike the other “action” alternatives, which use a combination of regulation and incentives to gain water quality improvement through transfer of development, Alternative 4 *requires* restoration through the transfer of existing development rights.

As described in the Performance Review and Implementation Scheduling Subelement, Alternative 4 requires irrevocable commitments for the construction of new or the upgrading of existing stormwater treatment facilities (including life cycle maintenance) to be actually constructed prior to the release of Commercial Floor Area .<sup>16</sup>

### Goals, Policies, and Implementation Measures

Alternative 4 provides land use commodities to facilitate the transferral of development rights and impervious coverage from non-PTOD sending areas that are verified as low capability lands and thus gain water quality benefits.

The goals under Alternative 4 would be the same as those in the other “action” alternatives. The policies and implementation measures would also be the same – with the following exceptions:

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<sup>16</sup> This differs from Alternatives 2 and 3, which awards additional Commercial Floor Area when irrevocable commitments are merely funded and permitted.

- **New Policy:** Require acquisition and buyout programs to permanently retire excess coverage to assist in the maintenance of stable commodity prices.<sup>17</sup>
  - **Implementation Measures:** Amend Chapter 20, Transferred Land Coverage Requirements and Restoration Requirements sections and Chapter 82, SEZ Restoration Program section.
  - Acquisition and buyout programs can bank and transfer restored excess coverage based on the transfer being from:
    - low- to high-capability parcels
    - a designated impaired watershed to an unimpaired watershed
    - an overcovered Hydrologic Transfer Area (HTA) to an undercovered HTZ.
  - Require restoration of SEZs and re-establish SEZ setbacks in over-covered areas.
  
- **Amended Policy:** Require physical implementation of BMPs at point-of-sale.<sup>18</sup>
  - **Implementation Measure:** Amend Chapter 25, Retrofit Program section to require the physical implementation of BMPs at point-of-sale.
  
- **Amended Policy:** Update the requirements for Fertilizer Management to *prohibit* the use of phosphorus.<sup>19</sup>
  - **Implementation Measures:** Amend Chapter 81, Fertilizer Management section, to improve the details and requirements in Fertilizer Management plans.
  - The use of fertilizer and the environmental discharge of soaps, detergents, and other products containing phosphorus would be prohibited.

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<sup>17</sup> In Alternatives 2 and 3, this new policy incentivizes rather than requires programs to retire excess coverage. In addition, the last implementation measure requires rather than incentivizes SEZ restoration.

<sup>18</sup> While Alternatives 2 and 3 allow for either physical implementation or financial guarantee of implementation of BMPs, Alternative 4 requires that they be constructed at point-of-sale.

<sup>19</sup> In Alternatives 2 and 3, the policy was to *restrict* phosphorus use. Also, the second implementation measure under this amended policy is unique to Alternative 4.



## 1.8.7 Community Design Subelement

### Overview

The Compact identifies the need to ensure equilibrium between the region's natural endowment and its built environments in order to preserve the scenic beauty and outdoor recreational opportunities of the Region. To this end, the Community Design Subelement seeks to minimize contrast between these two environments. It provides policy direction and implements design criteria to ensure harmonious development and achieve TRPA's community design threshold for the built environment.

TRPA's application of community design regulations is guided by the goals and policies in the Regional Plan, the community design threshold, the Code, the Scenic Quality Improvement Program (SQIP), the Community Plans, and the *Regional Plan for the Lake Tahoe Basin: Design Review Guidelines* (Design Review Guidelines). These documents cover site design, density, landscaping, lighting, signage, and building height, bulk, and scale, among other topics.

The two goals of the Community Design Subelement seek to provide public access to scenic views and enhance the quality of the built environment through development that uses earth tone colors and natural materials.

The policies regulate height, bulk, texture, form, material, colors, lighting, signage, and other design elements of new and remodeled structures. The intent of these regulations is to bring existing development into conformance with TRPA's standards. Some aspects of existing development can be brought into total conformance with the standards in the near term; others may require more time or extensive redevelopment or rehabilitation to correct past deficiencies.

The SQIP is part of the Regional Plan. It was adopted in 1989 as part of the Scenic Resources Management Plan and sets forth a comprehensive threshold attainment program to improve the overall visual quality of the built environment while maintaining the scenic quality of the natural environment. In 1998, TRPA incorporated elements of the SQIP into the Environmental Improvement Program (EIP). The EIP includes a broad-ranging list of projects needed to attain and maintain thresholds, including scenic thresholds.

The following specific design standards, which implement the goals and policies of this Subelement, are found in the Code:

- Maximum density standards for various land use types (Chapter 26)
- Maximum height standards for buildings and other structures (Chapter 22)
- Standards for site design, building design, scenic quality, shoreland development, and scenic corridors (Chapter 30)

Current development standards establish maximum building heights based on roof-pitch and building site terrain. Projects on sites with steeper slopes and buildings with steeper

roof-pitch allow greater height. Allowable heights for buildings range from 24 to 40 feet. Any proposed building greater than 26 feet in height requires that special findings be made prior to project approval. Some of the considerations in looking at building height relate to whether the building would project above the forest canopy, whether the building would block public views, and whether the height of the building is consistent with neighboring structures. Special height districts have been established for specific areas of the Region where existing land uses may require additional height. Examples include redevelopment districts and tourist areas where gaming is an allowable use.

Community design standards are further regulated by Community Plans (CP). A CP supersedes the underlying Plan Area Statement (PAS) and replaces certain standards adopted in the Code. It also provides specific direction for land use planning and design standards tailored to community character. A CP area designation has been provided for 22 plan areas in the region. Community Plans have been adopted for 16 of these 22 areas.

The Design Review Guidelines is a manual of practical design solutions that equal to or superior to the design standards found in Chapter 30 of the Code. These guidelines provide general and specific directions for site design, building height, bulk and scale, landscaping, lighting, and signage. TRPA has also adopted the visual magnitude/contrast rating system as an appendix to the Guidelines. This rating system is a methodology for evaluating a structure's visual impact on the natural landscape and is applicable to all development within the shoreland of Lake Tahoe.

Community Design goals and policies are further achieved through implementation of scenic quality regulations and programs discussed in greater detail in the conservation element.

## **Alternative 1— Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the “No Action” Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan, including those in place for community design. For this subelement, however, some modifications are proposed to this alternative within the regulatory framework to further achieve the goals of the existing plan. This is because new technologies (i.e., telecommunication towers, and changeable message signs) and public health and safety requirements (i.e., defensible space) necessitate their inclusion.

### **Goals and Policies**

No changes are proposed for Goals for this Subelement under Alternative 1. However, two new policies are proposed under this alternative to address defensible space and telecommunication towers. A new policy would require towers to be sited to avoid detracting from the scenic and natural viewsheds, blocking ridgeline views, or protruding unnecessarily above the tree canopy. Their design would have to include materials and colors that mimic the natural environment; in appropriate cases, they would be constructed as mono-poles that mimic the trees in our predominately coniferous landscape. A second policy would require that landscape plans be consistent with

defensible-space criteria established by the local fire protection district, state, or national standards.

The following existing policies relating to site design and landscaping would be amended under Alternative 2:

- Landscape plans would be required to be consistent with defensible-space criteria established by the local fire protection district, state, or national standards.

### **Implementation Measures**

Alternative 1 would include the following measures:

- Landscaping standards in Chapter 30 of the Code would be amended to require that landscaping plans be consistent with defensible-space standards of local and state jurisdictions;
- New location and design standards in Chapter 30 of the Code would be added for telecommunication towers to ensure consistency with TRPA's community design and scenic thresholds; and
- Sign standards in Chapter 26 of the Code would be updated to permit the use of changeable message signs by State DOTs along the designated scenic highway corridors.

## ***Alternative 2***

### **Summary**

Alternative 2 is designed to promote excellence in community design through a combination of regulation and incentives. Under this alternative, the goals of the 1987 Regional Plan would be reorganized as recommended through the Pathway process, adding a desired condition for community design. Existing goals and policies would be amended for clarity and intent – still focusing on bringing the built environment into harmony with nature. New policies would be added to promote enhanced protection and maintenance of the natural and built environments.

### **Goals and Policies**

Two new goals and associated policies developed through the Pathway process would be added in Alternative 2. The first addresses the desired condition expressed in the Place-Based Planning process: aesthetically planned and designed communities that are appropriate in scale and style for the Tahoe Region and that provide a sense of place. This new goal would focus on achieving the built environment threshold for scenic resources, and it would promote continued protection of scenic quality and development that is subordinate to and harmonious with the dominant natural landscape. One new policy proposed under this goal would achieve desired community character through requiring aesthetic compatibility of land uses and through implementation of design standards. The other would require that design elements be compatible with the natural, scenic, and recreational values of the Region.

The second new goal addresses the expressed need to preserve views of the night sky. It would encourage the preservation of dark skies and nighttime views conducive to stargazing, with the amount of light emitted from the built environment limited to the minimum necessary for public health and safety. Newly proposed design policies supporting this goal emphasize the use of cutoff shields and encourage light levels appropriate to land use type. (Existing policies already prohibit the use of lights that blink, flash, or change intensity.)

Under Alternative 2, two newly proposed policies under existing goals would require the implementation of scenic quality improvements recommended in the SQIP and the environmental targets established in the adopted CPs.

New policies under this alternative would also establish several requirements for telecommunication towers, such as cellular towers and utility towers. Towers would have to be sited to avoid detracting from the scenic and natural viewsheds, blocking ridgeline views, or protruding unnecessarily above the tree canopy. Their design would have to include materials and colors that mimic the natural environment; in appropriate cases, they would be constructed as mono-poles that mimic the trees in our predominately coniferous landscape.

The following policies relating to site design and landscaping would be amended under Alternative 2:

- Rock outcrops, sand dunes, cliffs, and unique land forms would be added to the list of scenic resource features that are afforded scenic protection.
- The two-story limitation policy for single-family residential structures would be removed, and incentives would be offered that provide additional height for multifamily and other structures located within special height districts or PTOD districts to promote compact development.
- Landscape plans would be required to be consistent with defensible-space criteria established by the local fire protection district, state, or national standards.
- Incorporation of landscaping into all free-standing signs would be encouraged.

### **Implementation Measures**

Alternative 2 would include several new measures to implement the proposed changes to the Goals and Policies.

- Additional height and density would be permitted with special findings within districts designated as Town Center, Tourist Center, and Neighborhood General to facilitate development at a concentrated level that supports walkability and creates opportunities to implement environmental improvement projects (*Chapter 22, Height, Section 22.4; see also Land Use Subelement*);
- Amend Chapter 22, Height, to redefine how height is measured on steep slopes to promote the stair-stepping of structures;

- Sign standards in Chapter 26 of the Code would be updated to permit the use of changeable message signs by State DOTs along the designated scenic highway corridors; and in districts designated as T5-Tourist Core (Section 26.6 General Sign Standards);
- For purposes of the design standards, rock outcrops, sand dunes, cliffs, and unique land forms would be added as protected scenic resources (Section 30.5 Site Design Standards);
- Landscaping plans would be required to be consistent with defensible-space standards (Section 30.7 Landscaping Standards);
- Design standards for telecommunication towers would be added (new Code section); and
- Cutoff shields for exterior lighting would be required to achieve dark sky desired conditions (Section 30.8 Exterior Lighting Standards).

## **Alternative 3**

### **Summary**

Alternative 3 is designed, in large part, to continue the implementation of the current system of regulations in the Tahoe Basin. It will allow additional allocations and other commodities to be provided for development. In this case, it will also include new regulations. This is because new technologies (telecommunication towers and changeable message signs) and public health and safety measures (defensible space) necessitate their inclusion.

### **Goals and Policies**

Proposed goals and policies changes under Alternative 3 would be the same as in Alternative 1, and would amend the following existing policy relating to site design and landscaping:

- Rock outcrops, sand dunes, cliffs, and unique land forms would be added to the list of scenic resource features that are afforded scenic protection.

### **Implementation Measures**

The implementation measures included under Alternative 3 would be the same as in Alternative 1, except that the following implementation strategy would be added:

- For purposes of the design standards, rock outcrops, sand dunes, cliffs, and unique land forms would be added as protected scenic resources (Section 30.5 Site Design Standards).

## Alternative 4

### Summary

Alternative 4 is designed to be the most protective of the Region's scenic resources. While both Alternatives 2 and 4 allow for additional height and density, they do so in very different ways. Alternative 2 allows extra mass as a bonus for providing walkability in any Town Center, Tourist Center, or Neighborhood General Districts; Alternative 4 requires that the extra mass be paid for with transferred development rights.

### Goals and Policies

The changes proposed for this Subelement under Alternative 4 are the same as Alternative 2.

### Implementation Measures

Alternative 4 would include the following new measures:

- Additional height and density would be permitted with special findings within districts designated as Town Center and Tourist Center to facilitate development at a concentrated level that supports walkability and reduced auto travel. Additional height would only be provided as an incentive in these districts when combined with a transfer of existing development at a 1:1 ratio (Chapter 22, Height, Section 22.4; see also Land Use Subelement);
- For purposes of the design standards, rock outcrops, sand dunes, cliffs, and unique land forms would be added as protected scenic resources (Section 30.5 Site Design Standards);
- Landscaping plans would be required to be consistent with defensible-space standards (Section 30.7 Landscaping Standards);
- Design standards for telecommunication towers would be added (new Code section);
- Cutoff shields for exterior lighting would be required to achieve dark sky desired conditions (Section 30.8 Exterior Lighting Standards);
- Amend Chapter 20, Coverage standards to prohibit the conversion of soft coverage to hard coverage for the purpose of constructing a structure; and
- Update the Code to permit conversion of uses based on floor area to address concerns related to the potential impacts resulting from converting small units to larger residential houses and larger tourist units. The system would establish maximum floor area caps per unit type. The caps can only be exceeded through a transfer of existing development. This system would allow easier conversions of use when consistent with the appropriate building forms. The allocation systems would establish a maximum amount of floor area for residential and tourist units (see maximums listed in Table CD-1).

Table CD-1\_\_\_ Conversion Ratios for Building Types by Floor Area

**Example**

Floor Area*
20,000

 Existing Building (Special Ratio for Industrial)

20,000
--------

 New Building/Use

Residential			Tourist			Commercial		
Max Size Unit Floor Area Ratio	Type Use	Conversion Allow Units	Max Size Unit Floor Area Ratio	Type Use	Conversion Allow Units	Max Size Unit Floor Area Ratio	Type Use	Conversion Allow Units
3,600	SFD Detach/Unit	6	400	WO Kitchen	50	1	Retail/Service	20,000
1,200	Multi-Res/Unit	17	1,200	W Kitchen	17	0.5	Industrial	40,000
500	Multi-Per/2.5P/U	40						

\* Use TRPA Definition for CFA

1. Includes accessory and common areas
2. Conversions allowed for Nonconforming to Conforming, Sensitive Transfers, & PTOD-Redevelopment
3. Provisions to increase unit floor area or common area through transfer and allocations



## 1.9 Transportation Element

### Overview

The Transportation Element of the Regional Plan seeks to establish a safe, efficient, and integrated transportation system that reduces reliance on the private automobile, provides for alternative modes of transportation, serves the basic transportation needs of the citizens of the Tahoe Region, supports the economic base of the Tahoe Region, and minimizes adverse impacts on people and the environment. The TRPA Compact specifically calls for:

*“A transportation plan for the integrated development of a regional system of transportation, including but not limited to parkways, highways, transportation facilities, transit routes, waterways, navigation facilities, public transportation facilities, bicycle facilities and appurtenant terminals and facilities for the movement of people and goods within the region. The goal of transportation planning shall be:*

*“To reduce dependency on the automobile by making more effective use of existing transportation modes and of public transit to move people and goods within the region;*

*“To reduce to the extent feasible air pollution which is caused by motor vehicles;*  
*and*

*“Where increases in capacity are required, the agency shall give preference to providing such capacity through public transportation and public programs and projects related to transportation.”*

To meet the above objectives, the Transportation Element sets out goals and policies that promote land-use changes and development patterns that support modes of transportation other than the automobile; directly promote mass transit, bicycle, and pedestrian modes of travel; and provide direction on coordination with state and local transportation agencies. The goals and policies currently lay out Transportation Demand Management (TDM) measures, such as employer-based vehicle trip reduction programs, parking management programs, and participation in joint transit service agreements. They also call for Transportation System Management (TSM) measures, such as intersection improvements, turn lanes to reduce turning conflicts, bicycle lanes, transit stops, and utilization of Intelligent Transportation Systems (ITS) technology.

In the goals and policies, roadway improvements are limited to those that would improve traffic flow or water quality. Waterborne and air services are encouraged. The goals and policies seek to provide effective transit service for the elderly, handicapped, and transit-dependent groups. They encourage new public transit and fleet vehicles to be powered by alternative fuels. In addition, the goals and policies specify roadway level-of-service (LOS) requirements, which set limits on the amount of delay that users of private vehicles can experience at signalized and unsignalized intersections.

The Code of Ordinances contains regulations on the collection of mitigation fees to offset the air quality impacts of new vehicle trips caused by changes in development (Chapter 93), collection of mitigation fees on rental car usage (Chapter 95), and transportation demand management through employer trip-reduction programs (Chapter 97). Code Chapter 24 sets forth minimum standards for driveways and parking facilities to minimize interference with traffic flow on streets and highways.

The *Regional Transportation Plan (RTP)*, the *Lake Tahoe Region Bicycle and Pedestrian Master Plan*, and the *Intelligent Transportation Systems Strategic (ITS) Plan* are all part of the Regional Plan and list specific transportation projects and implementation details. The *RTP* provides specificity on strategies, challenges and opportunities, prioritization, and funding mechanisms for all types of transportation projects. The *Lake Tahoe Region Bicycle and Pedestrian Master Plan* contains bicycling and walking goals and objectives, lists and maps of proposed bicycling and walking projects, design treatments to accommodate bicyclists and pedestrians, project prioritization, and potential funding sources for bicycle and pedestrian projects. Likewise, the *Intelligent Transportation Systems Strategic Plan* lists specific ITS strategies, recommendations, priorities and funding strategies.

TRPA is the designated Metropolitan Planning Organization (MPO) for state and federal transportation planning in the Tahoe Region. In its role as this organization, it is called the Tahoe Metropolitan Planning Organization (TMPO). One requirement of this responsibility is the adoption of a long-range, 23-year transportation plan. The content of the TMPO's *Mobility 2030: Lake Tahoe Regional Transportation Plan*, adopted in October 2008, has been developed to be consistent with all TRPA, federal, and State of California requirements for regional transportation plans.

The purpose of the TMPO's *Mobility 2030* is to attain and maintain the TRPA thresholds and all applicable federal, state, and local standards pertaining to air quality and transportation. The plan includes policies, project implementation plans, and funding strategies to meet these goals. Although *Mobility 2030* functions as a stand-alone document, it is consistent with and incorporated into the Regional Plan through the *RTP*. The policies and strategies contained in *Mobility 2030* do not represent TRPA's land-use and regulatory authority as provided through the Compact; rather, they provide TRPA, acting as the regional transportation planning agency, with the means to make funding allocations and other policy decisions.

In 1992 the TRPA produced a Regional Transportation Plan-Air Quality Plan. *Mobility 2030* does not include a comprehensive Air Quality Plan, but a separate Air Quality Plan will be developed; this plan will be integrated with both *Mobility 2030* and the *RTP*. Upon adoption of the Regional Plan Update (and approval of the *RTP*) the TMPO's plan will be updated for consistency.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the "No Action" Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan, including those in place for transportation. Alternative 1 would be inconsistent with elements of the TMPO *Mobility 2030: Lake Tahoe Regional Transportation Plan* dealing with pedestrian-oriented development, construction of bicycle and pedestrian facilities, and intelligent transportation systems. Under Alternative 1, conflicting policies between the Regional Plan and the TMPO *Mobility 2030* would need to be reconciled.

### **Goals and Policies**

No changes are proposed to this Element under Alternative 1.

### **Implementation Measures**

No changes are proposed to this Element under Alternative 1.

## **Alternative 2**

### **Summary**

Alternative 2 contains strategies and regulations that strive to create communities where residents and visitors have transportation choices. They would be attracted out of their cars by walkable neighborhoods, a well-connected bicycle network, and convenient transit. All modes support each other – user fees related to private vehicle use support the transit system; transit ridership, bicycling, and walking reduce traffic congestion. Dedicated transitways would evolve over time, as use allows, from bus rapid transit to light rail.

Alternative 2 reflects a new emphasis on pedestrian- and transit-oriented development (PTOD), including accommodation of bicyclists and pedestrians. Mixed-mode streets and related urban environmental improvements would be supported by mixed-use centers and neighborhoods. These streets would be tailored to meet the needs of each community. Mixed-mode streets would provide on-street parking, transit services, comfortable and safe walking paths, and regional bicycle lanes and trails that have connections identified in applicable regional and local plans. Transit would run frequently and bike lanes would be added to all major transportation corridors.

Various transportation options would be available to reduce the need for automobile travel by both visitors and commuters. Transit would be integrated with site capacity and capability. Parking would be managed to encourage walking, bicycling, and transit use. Parking standards would be established that address the specific needs of each community in the Tahoe Basin.

### **Goals and Policies**

Four new goals developed through Pathway's collaborative planning process would be added, and one policy from the 1987 Regional Plan would be modified and elevated to a goal statement, for a total of five new goals. Four other goals from the Plan would be modified to reflect increased emphasis on PTOD, including effective provision of non-automobile travel options.

The following are the four new goals:

- (1) Develop and track economic performance indicators related to transportation, support public-private partnerships, and provide incentives for local governments and private entities to participate in redevelopment.
- (2) Implement parking management strategies. New policies under this goal would recommend elimination of minimum parking standards and require parking management programs that help provide improvements benefiting transit users, bicyclists, and pedestrians.

- (3) Inter-Intra Regional Transportation. Strengthen inter- and intra-regional transportation options into the Lake Tahoe Region that reduce dependency on the automobile.
- (4) Develop ongoing regional revenue sources which could include parking fees to fund the local share of transit, bicycle, pedestrian, and other non-automobile transportation improvements, operations, and maintenance.

The 1987 Regional Plan policy that would be modified and elevated to a goal statement is:

- (5) The utilization of intelligent transportation systems (ITS) technology shall be considered and implemented, and technology will be used to increase usage of alternative modes.

The following are the four goals from the 1987 Regional Plan that would be modified:

- (1) Encourage walkable, mixed-use centers with residential densities that enhance the viability of transit systems. Associated new policies specify that mixed-use centers, PTOD, and shared-use parking and "park once" philosophies are to be integrated into plans. The new policies suggest incentives that support mixed-use and PTOD development philosophies.
- (2) Strengthen language related to accommodation of bicyclists and pedestrians in new development and roadway projects. New policies under this goal stipulate that new commercial, multi-family, tourist, recreation, and public service projects must include accommodation of pedestrians and bicyclists in the earliest stages of project development. Another policy stipulates that bicycle and pedestrian access in commercial and residential projects shall, at a minimum, be provided at a level equal to private vehicle access. Bicycle storage capacity should be provided in all new development and increased at existing development, where appropriate.
- (3) Promote the use and efficient, coordinated expansion of mass transit. This goal would change the focus to increases in frequency of service and extension of service hours, as opposed to the previous focus on rail.
- (4) Maintain and upgrade regional roadways to improve traffic flow and maintain safety. Goal language and associated policies would focus on improving traffic flow instead of limiting improvements to those roadways as needed to meet the goals and policies, as was specified in previous language.

### **Implementation Measures**

Alternative 2 would include the following new measures to implement the new transportation-related policies described above:

- Require all commercial, multifamily, tourist, recreation, and public-service (including roadway) projects to incorporate pedestrian and bicycle facilities into their plans, consistent with the *Lake Tahoe Region Bicycle and Pedestrian Plan*. Implementation of the facilities will be through construction, easements, or in-lieu fees, to be determined by TRPA as appropriate to the scale of development (Code Chapter 30).

- Pedestrian and Class II bicycle facilities (bike lanes) must be constructed, upgraded, and maintained along major travel routes when the edge of roadway is altered or improved (new Code Chapter 94).
- Generate revenue from private vehicle use, and/or parking management plans as described in *Mobility 2030*. While each Community Plan or individual jurisdiction may develop its own parking management plans, strategies could include shared lots in central areas; incentives to visitors to arrive without a car (such as reduced hotel room rates and/or overnight parking charges), free transit or discount passes, and deep discount transit passes for community residents. Market-rate parking charges, parking charges based on congestion levels, or in-lieu parking fees in accordance with Urban Land Institute standards would be required (Code Chapter 24).
- Eliminate parking minimums, establish parking maximums region-wide, and set minimum standards for bicycle parking facilities (Code Chapter 24).
- Update Level-of-Service (LOS) measurement protocols for Town Centers/Tourist Centers in accordance with those under consideration for the National Transportation Research Board Highway Capacity Manual (HCM) 2010. In addition to measuring and setting standards for vehicle LOS, measure and set standards for pedestrian, bicycle, and transit LOS using the measurement protocols described in NCHRP Web-Only Document 128. At this time, we propose evaluating a requirement of minimum level of service C for pedestrians and bicyclists, and level of service D for transit. Vehicle LOS would remain the same as in the current Regional Plan, however, it could be exceeded on a case-by-case basis when necessary to attain the minimum LOS noted above for the other modes. In order to fully develop this implementation measure, the following timeline is proposed:
  - January 1 – Develop descriptive definitions for each LOS for each mode, so that a lay-person can visualize what this condition would look like on the ground.
  - February 1 – Develop a draft table showing which LOS levels may be traded off (i.e., conduct more research to confirm that the proposal above is sound).
  - Summer 2010 – pilot test the proposed methodology and standards in the field.
- Increase fixed-route transit frequency on the North Shore between land use districts designated as Town Center/Tourist Center to 20 minutes, and extend service to evening hours where not currently available. On the South Shore, the goal would be to increase fixed-route transit frequency between land use districts designated as Town Center/Tourist Center to 10-15 minutes, extend transit into neighborhoods and recreation sites, and provide free transit on all fixed routes (Short-Range Transit Plans).
- Increase usage of ITS technology.
- Provide North-South waterborne connection.

- Provide dedicated transit right-of-way in Community Plans.

## Alternative 3

### Summary

Alternative 3 would primarily continue to implement the current system of transportation regulations in the Basin. There would be some changes designed to recognize state and national trends, such as increased bicycle and pedestrian accommodation. While additional allocations would probably lead to demand for more frequent transit service, incentives for taking transit, such as parking fees, free or discount transit passes, or dedicated transit lanes would not be required or placed as a high priority. As a result, less funding would be available to make transit and other multi-modal improvements.

### Goals and Policies

Under Alternative 3, one policy from the 1987 Regional Plan would be modified and elevated to a goal statement. One new goal would be added, and three other goals from the Plan would be modified to reflect increased emphasis on non-auto transportation modes, transit efficiency, and traffic flow. The Goals and Policies would be the same as in Alternative 1, with the following exceptions:

One new goal would be added:

- a. Inter-Intra Regional Transportation. Strengthen inter- and intra-regional transportation options into the Lake Tahoe Region that reduce dependency on the automobile.

One policy would be elevated to a goal statement:

- (2) The utilization of intelligent transportation systems (ITS) technology shall be considered and implemented, and technology will be used to increase usage of alternative modes.

These three goals from the 1987 Plan that would be modified:

- (1) Strengthen language related to accommodation of bicyclists and pedestrians in new development and roadway projects. New policies under this goal stipulate that new commercial, multi-family, tourist, recreation, and public service projects must include accommodation of pedestrians and bicyclists in the earliest stages of project development. Another policy stipulates that bicycle and pedestrian access in commercial and residential projects shall, at a minimum, be provided at a level equal to private vehicle access. Bicycle storage capacity should be provided in all new development and increased at existing development, where appropriate.
- (2) Promote the use and efficient, coordinated expansion of mass transit. This goal would change the focus to increases in frequency of service and extension of service hours, as opposed to the previous focus on rail.
- (3) Maintain and upgrade regional roadways to improve traffic flow and maintain safety. Goal language and associated policies would focus on improving traffic

flow instead of limiting improvements to those roadways needed to meet the goals and policies, as was specified in previous language.

### **Implementation Measures**

The implementation measures in Alternative 3 are the same as those in Alternative 1 with the following exceptions:

- Require all commercial, multifamily, tourist, recreation, and public-service (including roadway) projects to incorporate pedestrian and bicycle facilities into their plans, consistent with the *Lake Tahoe Region Bicycle and Pedestrian Plan*. Implementation of the facilities will be through construction, easements, or in-lieu fees, to be determined by TRPA as appropriate to the scale of development (Code Chapter 30).
- Increase usage of ITS technology.
- Provide North-South waterborne connection.

## Alternative 4

### Summary

Alternative 4 is designed to achieve environmental improvement through a focus on regulation. Reducing the air and water quality impacts of the private automobile is emphasized to a greater extent in Alternative 4 than in Alternative 2. Additional incentives to attract people out of their cars (such as external intercept lots coupled with road user fees on Basin roadways) are included. Property owners whose available parking exceeds that allowed by parking maximums would be required to restore that coverage to natural vegetation and/or SEZ, and transit systems would be required to emit half as many carbon dioxide emissions per person per mile as private vehicles do.

### Goals and Policies

Under Alternative 4, the Goals and Policies would be the same as under Alternative 2 with the following exceptions: The parking-related goals and policies would be changed to require coverage restoration of unused parking capacity and external intercept lots with shuttles to land use districts designated as Town Center/Tourist Center. Also, traffic and air quality mitigation sites would be required to be within a quarter-mile of the projects they are mitigating.

### Implementation Measures

The implementation measures in Alternative 4 are the same as those in Alternative 2 with the following exceptions.

- Construct external intercept lots with shuttles to land use districts designated as Town Center/Tourist Center (Long-Range Transportation Plans).
- Encourage the Tahoe Transportation District to implement a road user fee on Basin roadways, primarily to fund shuttles from intercept lots (Code Chapter 99).
- In addition to setting parking maximums for all land use types, require coverage restoration of parking capacity that exceeds parking maximums (Code Chapter 24).
- Increase fixed-route transit frequency on the North Shore and South Shore between land use districts designated as Town Center/Tourist Center to 15 minutes or better, extend service to evening hours where not currently available, extend transit into neighborhoods and recreation sites, and provide free transit on all fixed routes (Short-Range Transit Plans).
- Require projects that are used as traffic and air quality mitigation to be within a quarter-mile of the projects they are mitigating (Code Section 93).
- Require that owners and operators of public and private vehicle fleets use the best available fuel technologies that reduce emissions as they replace their fleets (Code Chapter 91).
- Establish a database of all employers participating in the Trip Reduction Ordinance, and require biannual written reports from each participating employer

that document participation activities and level of trip reduction success (Code Chapter 97).



## 1.10 Conservation Element

The Compact requires that the Regional Plan include “a conservation plan for the preservation, development, utilization, and management of the scenic and other natural resources within the basin, including but not limited to soils, shoreline and submerged lands, scenic corridors along transportation routes, open spaces, recreational and historical facilities.” The Conservation Element addresses this requirement and consists of subelements for vegetation, wildlife, fisheries, soils, shorezone, scenic resources, open space, SEZ, cultural resources, and energy.

### 1.10.1 Vegetation Subelement

#### Overview

Vegetation is a Threshold program area in the Regional Plan. The vegetation of the Tahoe Region is diverse and ranges from shoreline plant communities at the Lake’s edge to high-elevation subalpine plant communities. These plant communities provide a variety of ecosystem functions including wildlife habitat, soil stabilization, and nutrient cycling. Plant communities also provide a scenic backdrop for the myriad outdoor activities enjoyed in the Region. The Vegetation Subelement provides guidance for managing the vegetation resources of the Region.

The five goals and 22 policies of this Subelement describe how to:

- provide for a wide mix and the increased diversity of plant communities;
- maintain and restore wetlands and other unique ecosystems;
- protect sensitive plant species and uncommon plant communities;
- increase the amount of forest land in later stages of stand development, including old growth; and
- retain appropriate amounts of coarse woody debris and snags in forests.

The direction provided is intended to result in attainment and maintenance of the vegetation Thresholds.

Regulations regarding vegetation management are primarily presented in the Resource Management portion of the following Code Chapters:

- 65 (Vegetation Management During Construction)
- 71 (Tree Removal), 73 (Livestock Grazing)
- 74 (Vegetation Protection and Management)
- 75 (Sensitive and Uncommon Plant Protection and Fire Hazard)
- 77 (Revegetation)

Management provisions for vegetation include:

- minimizing disturbance to native vegetation
- protecting sensitive plant species and uncommon plant communities
- reducing forest fuels
- revegetating disturbed areas
- requiring the use of appropriate native and adapted plant species for landscaping

- and revegetation
- requiring that vegetation be protected during construction activities
- requiring adherence to guidelines for tree removal, prescribed burning, and livestock grazing

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the “No Action” Alternative, assumes the continuation of the Goals, Policies, regulations, and programs of the 1987 Regional Plan, including those in place for vegetation.

### **Goals and Policies**

No changes are proposed to this Subelement under Alternative 1.

### **Implementation Measures**

No changes are proposed to this Subelement under Alternative 1.

## **Alternative 2**

### **Summary**

Under Alternative 2, the Goals of the 1987 Regional Plan would be reorganized as recommended through the Pathway process. The recommendations promote natural ecological processes occurring on the landscape, forests thinned of hazardous fuels, and an urban landscape comprised of native vegetation (desired conditions for healthy vegetation).

The new regulations proposed under this alternative were developed by the Pathway Vegetation Technical Working Group to:

- provide additional protection for native vegetation
- create vegetation management guidelines that complement federal, state, and local defensible space requirements
- provide assistance to the public in choosing appropriate plants
- prevent the spread of invasive plant species

This alternative relies on regulations and people’s interest in and willingness to protect the natural environment.

### **Goals and Policies**

The Goals would be reorganized to reflect the five desired conditions for the vegetation Threshold developed as part of the Pathway Vegetation Technical Working Group’s collaboration, addressing healthy forests and vegetation, plant communities of concern, special-status species, hazardous fuels, and urban vegetation.

Under a new goal related to healthy forests and vegetation, replacing the existing goal of increasing plant diversity, new policies would be added to promote diverse vegetation development stages and types based on natural disturbance regimes and natural ecological processes; these policies would encompass the policies in the 1987 Regional Plan related to pine and fir age structure and forest pattern. An additional new policy would address the threat of introduction and spread of invasive weed species. Existing policies to promote the use and conservation of native plant species and to minimize disturbance to existing native vegetation while reducing the risks of fire and erosion would be retained. The goals regarding late-seral and old-growth forest vegetation and coarse woody debris would be encompassed by the healthy forests and vegetation goal, and the respective policies would be moved under this goal.

Two of the existing policies related to managing forests for characteristics of later stages of stand development would be removed because they would be covered under the new policy promoting natural ecological processes and diverse development stages on forested lands; these policies specifically required that prescriptions be prepared on a stand-by-stand basis and stated that prescribed fire is the preferred means to reduce fire hazard in stands in later stages of stand development. The intent of the Regional Plan Update is to emphasize habitat connectivity rather than fragmentation; therefore, the existing policy of maximizing edge zones between plant communities would be deleted.

Terminology would be changed under Alternative 2. The terms “uncommon plant communities” and “sensitive plants” would be changed to “plant communities of concern” and “special-status plant species,” respectively. (The concepts would not change, only the names.) New goals for plant communities of concern and special-status plants would reflect the desired conditions developed by Pathway. Existing policies to identify, protect, and restore these plant species and communities and to manage, restore, or expand riparian and wetland communities for the beneficial uses of passive recreation, groundwater recharge, nutrient catchment, and use as wildlife habitat would be retained.

A new goal and associated policies would be added to promote reduction in hazardous fuels and creation of defensible space. The final report of the Bi-State Blue Ribbon Fire Commission (Emergency California-Nevada Tahoe Basin Fire Commission 2008), convened in the aftermath of the June 2007 Angora Fire, recommended, and the agencies of the Tahoe Region adopted, important policies and measures to more aggressively and comprehensively address forest fuels reduction and management of private parcels for defensible space. Hazardous fuels provisions would be incorporated into the Regional Plan Update to prevent conflict with these and other agencies’ fuels policies and requirements.

Lastly, a new goal and associated policies would be added to promote the use of native, water- and nutrient-efficient, fire-resistant, and noninvasive vegetation in urban areas.

### **Implementation Measures**

Alternative 2 would include the following new measures to implement the new vegetation-related policies described above:

- Maintain and make available to the public a list of plant species appropriate for use on backshore sites.
- Require projects to implement measures, such as noxious-weed risk assessments and weed prevention BMPs, to prevent the spread of noxious and invasive weeds during project activities (add to Reserved Chapter 76).
- Maintain and make available to the public a list of invasive, noxious, and nuisance species along with appropriate methods to prevent the introduction and slow the spread of these species.
- Modify the provisions which protect native vegetation to allow creation of defensible space and reduce fire hazards (Section 30.14 Soil and Vegetation Protection Standards and Section 65.2.A Vegetation Protection During Construction).
- Require projects to salvage and reuse native topsoil (Chapters 65 Vegetation Protection During Construction and 77 Revegetation).
- Extend protection for trees retained in a project footprint from the dripline to the critical root zone (Chapter 65).
- Amend revegetation guidelines to require that whenever possible all seed and propagules used in revegetation projects originate from sources within the Lake Tahoe Basin or within 50 miles of the Lake Tahoe Basin and within 1000 vertical feet of the project elevation. (Chapter 77.4.B Revegetation Plans).
- Prohibit lawn in the backshore or on natural sandy beaches and dunes located landward of the backshore (Section 30.7 Landscaping Standards).
- Allow tree removal to accelerate development of old growth characteristics to improve structural diversity of forest stands (Section 71.5E Tree Removal For Enhancement of Forest Health and Diversity).

## **Alternative 3**

### **Summary**

As in Alternative 2, the new regulations proposed under this alternative were developed by the Pathway Vegetation Technical Working Group. Because of the increased development potential of Alternative 3 and the land use pattern it entails (lower density leading to higher land disturbance per resident), this alternative requires additional regulations for the control of invasive plant species.

Under Alternative 3, all landowners would be required to eliminate noxious weeds on their property, and the sale or use of invasive species would be prohibited. Rather than relying on public utility districts to regulate the area of irrigated turf, a coverage standard similar to that adopted by the Incline Village General Improvement District would be enforced to conserve water and reduce fertilizer use.

### **Goals and Policies**

The Goals and Policies proposed for Alternative 3 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

In addition to those in Alternative 2, Alternative 3 would include the following new measures:

- Require owners to eliminate weeds identified on the Lake Tahoe Basin Weed Coordinating Group (LTBWCG) Priority Weeds List from their property (add to Reserved Chapter 76).
- Use BMP evaluations and certifications to determine whether all four approved vegetation criteria have been met (i.e., low water use, low fertilizer use, native, and fire resistant) (Chapter 25, BMP Requirements).
- Establish a maximum area for lawns as a percentage of the non-covered area of a parcel (Chapter 30, Design Standards).
- Require landscapers, public agencies, developers, and plant vendors to use or sell only noninvasive vegetation and plants appropriate for each site (Section 30.7 Landscaping Standards, Chapter 77 Revegetation).

## **Alternative 4**

### **Summary**

As in Alternatives 2 and 3, the new regulations proposed under this alternative were developed by the Pathway Vegetation Technical Working Group. Alternative 4 would require more regulatory oversight than other alternatives regarding the use and sale of vegetation and the regulation of pesticide, herbicide, and fertilizer use.

### **Goals and Policies**

The Goals and Policies proposed under this alternative would be the same as those proposed for Alternatives 2 and 3.

### **Implementation Measures**

In addition to those included in Alternatives 2 and 3, Alternative 4 would include the following new measures:

- Develop a numerical measurement system to evaluate vegetation on a per-parcel basis. The system would need to consider defensible space, watershed protection, privacy screening, deviation from natural vegetation condition, etc. Establish a numerical level below which a parcel's vegetation is considered out of compliance and is required to be restored to acceptable levels (Chapter 25, BMP Requirements).
- Restrict use of pesticides, herbicides, and fertilizers by homeowners (Section 30.7 Landscaping Standards).

- Require landscapers, public agencies, developers, and plant vendors to use or sell only locally sourced native vegetation and plants appropriate for each site (Section 30.7 Landscaping Standards, Chapter 77 Revegetation).



## 1.10.2 Wildlife and Fisheries Subelements

### Overview

In the 1987 Regional Plan, the Wildlife and Fisheries Threshold program areas are addressed in separate Subelements. In this Regional Plan Update, they will be considered together.

Wildlife management in the Tahoe Region is affected by urbanization of the region and focuses on maintaining suitable habitats by maintaining habitat diversity. Current wildlife Threshold standards include identifying special-interest species and the population sites for those species. Also, there is a nondegradation standard applied to management of habitats of special significance, which are habitats consisting of riparian associations such as deciduous trees, wetlands, and meadows.

Threshold standards for fisheries include instream flow and lake and stream habitats. Stream quality overlay maps for the Tahoe Region designate stream habitat as excellent, good, or marginal based on quality as fish habitat for migrating and resident populations. These habitats are subject to a numerical standard. Spawning and feed/cover habitats are delineated in Lake Tahoe and are subject to a nondegradation management standard. Also within the current plan is a Threshold policy statement supporting the reintroduction of Lahontan cutthroat trout.

TRPA goals for wildlife in the current plan clarify the need to maintain habitats for all indigenous species and to preserve, enhance, and expand habitats essential for threatened, endangered, rare, or sensitive species. According to TRPA wildlife policies, all proposed actions must consider impacts on wildlife, riparian vegetation must be protected and managed for wildlife needs, non-native wildlife and exotic species must be controlled, and release of such animals into the wild is prohibited. Domestic animals and pets are to be controlled and appropriately contained.

The goals for fisheries emphasize improvement of affected fish habitat considered essential for the growth, reproduction, and perpetuation of existing and threatened fish resources in the Tahoe Basin. Policies for fisheries include the evaluation of development projects for impacts to the fishery, removal of impediments to fish movement, regulation of instream flows, transfers of existing water diversions back to Lake Tahoe, and reintroduction of Lahontan cutthroat trout.

Regulations contained in the 1987 plan address the protection of wildlife habitats, including stream environment zones and migration corridors, as well as habitat elements such as snags and logs. Additionally, endangered, threatened, rare, and special-interest species are protected through the use of buffers between conflicting land uses. Specific fisheries regulations protect lake and stream habitat and prohibit the introduction of aquatic invasive species.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the “No Action” Alternative, assumes the continuation of the Goals, Policies, regulations, and programs of the 1987 Regional Plan, including those in place for Fisheries and Wildlife. For this Subelement, however, one new policy has been added within Alternative 1, and it addresses the need to support existing Code and other implementation efforts regarding invasive species.

### **Goals and Policies**

A policy to address invasive species will be added to promote efforts to prevent introductions of new aquatic and terrestrial invasive species and aid in the control or eradication of those that currently exist in the Region.

### **Implementation Measures**

No changes are proposed to the Fisheries or Wildlife Subelements under Alternative 1. However, TRPA has recently adopted new regulations to prohibit the introduction of aquatic invasive species. These strategies include public education, boat inspections, and the provision of boat washing facilities.

## **Alternative 2**

### **Summary**

Alternative 2 is designed to promote the protection of wildlife and fisheries through improved regulations and implementation incentives. Within this newly merged subelement, there is one specific implementation measure (involving the provision of animal-resistant garbage containers) designed to incentivize the private sector in meeting environmental improvement goals.

### **Goals and Policies**

Under Alternative 2, the Wildlife and Fisheries Subelements of the 1987 plan would be combined into a single Wildlife and Fisheries Subelement to reflect the link between terrestrial and aquatic habitats and shared stressors. In addition, the Goals would be reorganized to reflect the three desired goals for the wildlife and fisheries Thresholds developed as part of the Pathway process: biological integrity of terrestrial ecosystems, biological integrity of aquatic ecosystems, and sustainability of special-status species.

Under the goal related to the biological integrity of terrestrial ecosystems, several current policy statements would be revised to reflect a more ecosystem-based management and regulatory approach. In addition, policies would be added relating to invasive species, habitat elements and functional characteristics (such as snags and logs), connectivity of habitats, access to human-related food sources, education and outreach, and science.

Under the goal related to the biological integrity of aquatic ecosystems, revisions would be made similar to those proposed for the terrestrial ecosystems goal. These changes would reflect a shift in emphasis from a fish-centered management and regulatory approach to a more ecosystem-based approach to protection and enhancement.

Under the goal related to the sustainability of special-status species, changes would be made to existing policies; new policies would be added to address temporal protection (i.e., special protection for species during key stages of the year or the species' life cycle) for special-status species and protection for habitat processes and components critical to these species. The existing policy related to the reintroduction of Lahontan cutthroat trout would be revised to reflect increased knowledge regarding this species. The term "self-sustaining" would be included in the policy to better address the recovery of the species in the Tahoe Basin, rather than merely its reintroduction.

### **Implementation Measures**

Alternative 2 would include the following new measures in Chapters 78 and 79 to implement the new wildlife- and fisheries-related policies described above:

- Define and apply limited operating periods for projects (including development and organized recreation centers and activities) within non-disturbance zones that coincide with those used by USFS for special-status species to provide temporal protection to these species. Currently, limited operating periods for special-status species are not specifically codified, but are applied under 78.3.D "Special Conditions."
- Modify Code language so that protections for "species populations" are specifically described for populations "in the Tahoe Basin." This more narrow definition of "population" would increase species protection by decreasing the area for which an impact is being considered in the environmental analysis, thus avoiding dilution of the impact in a larger population.
- Modify Code language so that references to northern goshawk non-disturbance zones explicitly describe the protocol for establishing these zones as based on best available nesting and postfledging habitat outside of the urban boundary.
- Add language to the Code regarding non-disturbance zones for California spotted owl and willow flycatcher that specifically describes the process for establishing and modifying non-disturbance zones for each species. Non-disturbance zones for these species are not currently found in the TRPA Code.
- Prohibit the release of terrestrial exotic and invasive species, using language similar to that currently found in Chapter 79.3 that prohibits the release of aquatic exotic and invasive species.
- Add language to the Code detailing how direct and indirect effects to the current habitats of special significance Threshold are to be determined based on the proximity of the project site to significant habitat (within or outside of 100 feet). The determination habitat significance is based on evaluation of vegetation maps and, if needed, field habitat evaluation by a TRPA biologist or designee. Require mitigation of impacted habitat at a rate of 2:1 to 4:1 based on habitat quality.
- Work with federal and state agencies and local jurisdictions to implement policies addressing wildlife access to garbage and other human-related food sources.

- Create incentives for residents and business owners to install animal-resistant containers for garbage, grease, and other wastes that may attract wildlife.

## **Alternative 3**

### **Summary**

Alternative 3 is designed, in large part, to continue the implementation of the current system of regulations in the Tahoe Basin. It will include the invasive species policy cited under Alternative 1.

### **Goals and Policies**

The Goals and Policies in Alternative 3 will be the same as those in Alternative 1.

### **Implementation Measures**

The implementation measures in Alternative 3 will be the same as in Alternative 1.

## **Alternative 4**

### **Summary**

Alternative 4 uses a regulatory approach to protecting the Region's wildlife and fisheries resources. It includes additional implementation measures to enhance the protections and improvements proposed in Alternative 2.

### **Goals and Policies**

The goals and policies under Alternative 4 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The measures used to implement the new wildlife- and fisheries-related policies for Alternative 4 would be the same as those proposed for Alternative 2, with the following additions to Chapter 78 (*note that the implementation measure related to animal-resistant containers is meant to supersede the incentive-based measure contained in Alternative 2*):

- Extend the non-disturbance zone for northern goshawk to undeveloped parcels containing suitable postfledging and nesting habitat in urban areas that border suitable postfledging and nesting habitat on nonurban lands.
- Modify the new Code language regarding willow flycatcher proposed under Alternative 2 to extend the non-disturbance zone protection to suitable habitats within urban areas.

- Modify language to the Code regarding direct and indirect impacts to the habitats of special significance Threshold as proposed under Alternative 2 to require mitigation of impacted habitats of special significance Threshold at a rate of 4:1.
- Retain existing non-disturbance zones for northern goshawk and expand them so as to include the additional area (based on best available nesting and postfledging habitat) already cited in Alternative 2.<sup>20</sup>
- Add language to the Code mandating installation of animal-resistant containers for garbage, grease, and other wastes that may attract wildlife.

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<sup>20</sup> This Implementation Measure, which retains the existing 1/2-mile radius non-disturbance zone plus the overlay of a 500-acre non-disturbance zone based on best available goshawk nesting and postfledging habitat, is incorporated because of public input received through the environmental scoping process. It should be noted that, though this combined approach to goshawk habitat restricts land use on more land, it does not necessarily provide more protection to the goshawks themselves.





### 1.10.3 Soil Conservation Subelement

#### Overview

In addition to serving as a growth medium for plants, soil provides numerous chemical, physical, and biological functions that are critical to sustaining healthy ecosystems and maintaining environmental quality. Accordingly, the Compact identifies the need to establish and adopt environmental standards for soil conservation. The Regional Plan currently contains two Thresholds for soil conservation:

- (1) Soil Conservation Threshold SC-1 for Impervious Cover (Management Standard). Impervious cover shall comply with the Land Capability Classification of the Lake Tahoe Basin, California and Nevada, A Guide for Planning (Bailey 1974).
- (2) Soil Conservation Standard SC-2 for Stream Environment Zones (Numerical Standard). Preserve existing naturally functioning SEZ lands in their natural hydrologic condition, restore all disturbed SEZ lands in undeveloped, unsubdivided lands, and restore 25% of the SEZ lands that have been identified as disturbed, developed or subdivided, to attain a 5% total increase in the area of naturally functioning SEZ lands.

The programmatic goals and policies that provide Agency direction for the soil conservation program and attainment of the above listed soil conservation Thresholds are contained in the Soils, SEZ, and Land Use Subelements. The Soils Subelement currently contains one goal and seven associated policy statements.

The goal statement calls for the control of accelerated soil erosion and the maintenance of soil productivity (i.e., soil conservation) as a means of achieving established environmental threshold carrying capacities for soil, vegetation, and water quality. The seven subsequent policy statements direct TRPA to:

- (1) limit the timing and extent of ground disturbance
- (2) minimize the associated effects on soil and water quality
- (3) establish limits for allowable impervious land coverage based on the land capability system and base allowable coverage coefficients developed by Bailey (1974)
- (4) establish procedures for reviewing, updating, and challenging the land capability determinations made by Bailey (1974)
- (5) restrict new land coverage and disturbance on sensitive lands (i.e., land capability districts 1-3)
- (6) identify areas containing coverage in excess of the maximum allowable coverage limits and develop programs to address the environmental problems caused by excess coverage
- (7) preserve all naturally functioning SEZs and restore disturbed SEZ lands wherever possible.

TRPA employs a variety of planning-, regulatory-, and environmental improvement-based strategies and measures to implement the policies and achieve the goals listed in the Soil Subelement. In general, these measures and strategies can be grouped into two categories: those intended to address the acute, short term effects caused by

temporary soil and vegetation disturbance, and those that are intended to address the long term, chronic effects that result from soil and vegetation disturbance and the replacement of native soils and vegetation with impervious land coverage. The primary measures and strategies in place today under the 1987 Regional Plan are listed below:

Implementation Measures that Address Short Term Effects of Land Disturbance:

- Soil and Vegetation Disturbance Regulations. The timing and extent of soil and vegetation disturbance is regulated to prevent or minimize the risk of detrimental soil compaction and accelerated runoff, erosion, and sedimentation
- Temporary Best Management Practice (BMP) Regulations. These BMPs are required during project construction to limit ground disturbance and control accelerated runoff, erosion, and sedimentation.
- Permanent (i.e., Post-Disturbance) BMP Regulations. These BMPs are required following the completion of project construction to stabilize and re-vegetate disturbed and/or denuded areas and to control accelerated runoff, erosion, and sedimentation resulting from project-related soil and vegetation disturbance.

Implementation Measures that Address Long Term Effects of Land Coverage and Disturbance:

- Land Capability Districts and Impervious Land Coverage Regulations. TRPA’s land capability program and associated impervious land coverage regulations are central to the agency’s long term soil conservation strategy. Under the 1987 Regional Plan, land capability units or “districts” are delineated at a regional or “planning-scale,” based on known geomorphic hazards, soil map unit descriptions contained in the Soil Survey of the Tahoe Basin Area (Rogers 1974), and the methodology set forth in the Land Capability Classification of the Lake Tahoe Basin (Bailey 1974). Land capability district and boundary determinations are then verified in the field on a project by project basis.

Associated land coverage regulations are organized around the following eight central regulatory program elements:

- (1) Base allowable land coverage.
- (2) Maximum allowable land coverage
- (3) Eligible land coverage transfers
- (4) Land coverage transfer ratios
- (5) Land coverage transfer restrictions and requirements
- (6) Permissible uses on sensitive lands
- (7) Sensitive lands mitigation
- (8) Excess land coverage mitigation

Although some of these regulatory program elements are based on soil and geomorphic considerations (e.g., base allowable coverage), most are derived largely from land use considerations. As such, all eight of these regulatory program elements are more fully described in the Land Use Subelement.

- Permanent BMP Regulations. Permanent BMPs are required for all existing and new developments to offset the effects of long term soil disturbance and impervious land coverage on watershed processes and runoff, erosion, and sedimentation rates.

- Community Plan and Redevelopment Plan Requirements. TRPA's community plan and redevelopment regulations require the removal of land coverage and sensitive land restoration as conditions of project approval.
- Environmental Improvement Program (EIP). The EIP works cooperatively with partner agencies to identify and implement environmental improvement projects that restore disturbed areas, remove impervious land coverage, and help to control accelerated runoff, erosion, and sedimentation.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Under Alternative 1, the "No Action" Alternative, the goals, policies, and implementation measures from the 1987 Regional Plan would remain in place, with one exception: the existing land capability map of the Lake Tahoe Basin would be replaced with an updated map based on the recent soil survey update that was completed for the Tahoe Basin (U.S. Department of Agriculture Natural Resources Conservation Service 2007).

### **Goals and Policies**

Under Alternative 1, the Goals and Policies from the 1987 Regional Plan would remain in place, with the exception of the updated map cited in the summary above.

### **Implementation Measures**

Under Alternative 1, the implementation measures from the 1987 Regional Plan would remain in place, with the exception of the updated map cited in the summary above.

## **Alternative 2**

### **Summary**

Alternative 2 is designed to incorporate the desired conditions for impervious land coverage and soil resources that were developed during the Pathway process. It is meant to improve the effectiveness of ongoing soil conservation and threshold attainment efforts by incorporating new policies and implementation measures to:

- (1) improve the accuracy of regional and project-level land capability determinations
- (2) reduce impacts of wet season construction activities and resource management operations
- (3) improve the effectiveness of land coverage removal and land restoration efforts.

In addition, existing goals and policies would be reorganized to clarify language and intent and to move detailed implementation language from the goals and policies document to the Code.

### **Goals and Policies**

Under Alternative 2, the existing soil conservation goal statement from the 1987 Regional Plan would be revised to clarify language and intent. A new goal statement would be added to incorporate the desired conditions for land coverage and soil

resources that were developed during the Pathway process. The revised goal statement would call on TRPA to implement policies and programs that minimize ground disturbance and the associated effects on soil and water quality.

The new goal statement would require that TRPA, to the extent possible, regulate land coverage so that it does not exceed the capacity of soil resources to offset the associated adverse effects of soils, watershed conditions, and water quality, and that unavoidable adverse effects resulting from impervious land coverage are fully mitigated on a watershed or storm water zone basis.

Under Alternative 2, an existing policy pertaining to SEZ management and restoration would be deleted because these topics are already addressed in the Stream Environment Zone Subelement. The other six policies in the existing Soils Subelement would be retained but revised to clarify policy language and intent, move detailed implementation language to the Code, and adopt an updated land capability map of the Tahoe Basin. A new policy would be added to provide directive for the development and implementation of new soil quality performance standards for projects involving land coverage removal and the remediation of temporary and long term soil disturbance.

### **Implementation Measures**

In addition to the existing planning-, regulatory-, and environmental improvement-based strategies contained in the 1987 Regional Plan, Alternative 2 would incorporate the following new measures to implement the revised and new soil conservation policies contained in the Soils Subelement:

- *Sensitive Lands and Wet Season Soil Disturbance Regulations.* Develop and implement standardized evaluation criteria for determining the suitability of soil and site conditions for sensitive lands and wet season grading, disturbance, and resource management operations. Develop and implement corresponding monitoring protocols and methodologies for determining the effects of these activities on soil and water quality.
- *Updated Land Capability Map and Field Verification Protocols.* Adopt an updated, planning-level land capability map of the Lake Tahoe Basin that is based on the 2007 soil survey update prepared by the U.S. Department of Agriculture Natural Resources Conservation Service, and revise the land capability regulations to require site-specific soil and land capability mapping and discretionary field verification of soil and land capability map units.
- *Soil Quality Performance Standards.* Develop and implement soil quality performance standards to be used in measuring the success of land coverage removal projects and projects involving the remediation of temporary and long term soil disturbance.

The implementation measures under Alternative 2 include proposed land coverage regulations which can be found in the alternatives description for the Land Use Subelement.

## Alternative 3

### Summary

Alternative 3 is designed to continue implementation of existing Goals, Policies, and Implementation Measures in the current soils program with the following two exceptions:

- (1) An existing policy statement would be amended to adopt an updated, planning-level land capability map of the Tahoe Basin that is based on the recent soil survey update that was completed for the Tahoe Basin (U.S. Department of Agriculture Natural Resources Conservation Service 2007).
- (2) A new implementation measure would be added to develop and implement standardized evaluation criteria for determining the suitability of soil and site conditions for sensitive lands and wet season grading, disturbance, and resource management operations, and to develop and implement corresponding monitoring protocols and methodologies for determining the effects of these activities on soil and water quality.

### Goals and Policies

The goals and policies under Alternative 3 would be the same as those proposed for Alternative 1 with the exception that one existing policy statement would be amended to adopt an updated, planning-level land capability map of the Tahoe Basin that is based on the recent soil survey update that was completed for the Tahoe Basin (U.S. Department of Agriculture Natural Resources Conservation Service 2007).

### Implementation Measures

The implementation measures under Alternative 3 would be the same as those proposed for, Alternative 1, with the exception of the following changes:

- Updated Land Capability Map. Adopt an updated, planning-level land capability map of the Lake Tahoe Basin that is based on the 2007 soil survey update prepared by the U.S. Department of Agriculture Natural Resources Conservation Service.
- Sensitive Lands and Wet Season Soil Disturbance Regulations. Develop and implement standardized evaluation criteria for determining the suitability of soil and site conditions for sensitive lands and wet season grading, disturbance, and resource management operations. Develop and implement corresponding monitoring protocols and methodologies for determining the effects of these activities on soil and water quality.

## Alternative 4

### Summary

Alternative 4 is designed to incorporate the desired conditions for impervious land coverage and soil resources that were developed during the Pathway process. It is meant to improve the effectiveness of ongoing soil conservation and threshold attainment efforts by incorporating new policies and implementation measures to:

- (1) improve the accuracy of regional and project-level land capability determinations
- (2) reduce impacts of wet season construction activities and resource management operations
- (3) improve the effectiveness of land coverage removal and land restoration efforts

In addition, Alternative 4 makes site verification of land capability mandatory and not discretionary, as it is in Alternative 2.

### **Goals and Policies**

The goals and policies under Alternative 4 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The implementation measures under Alternative 4 would be the same as those proposed for Alternative 2, except for the modification to the following measure (see **emphasis**):

- Updated Land Capability Map and Field Verification Protocols. Adopt an updated, planning-level land capability map of the Lake Tahoe Basin that is based on the 2007 soil survey update prepared by the U.S. Department of Agriculture Natural Resources Conservation Service, and revise the land capability regulations to require site-specific soil and land capability mapping and **mandatory** field verification of soil and land capability map units.

The implementation measures under Alternative 4 include proposed land coverage regulations which can be found in the alternatives description for the Land Use Subelement.

## 1.10.4 Shorezone Subelement

### Overview

Shorezone is a Subelement of the 1987 Regional Plan, but it is not a Threshold program area. This will remain the same in the Regional Plan Update. The shorezone of Lake Tahoe is of both local and national significance. The scenic quality of the shoreline is enhanced by a diversity of views that range from sandy beaches to isolated coves, rocky shorelines, and steep cliffs.

The shorezone, composed of the nearshore, foreshore, and backshore, is where the water meets the land. It is a dynamic place physically, biologically, and socially. It is naturally sensitive to both human and environmental pressure, yet it can be very resilient. In fact, the shorezone is dependent, to a degree, on certain natural disturbance factors to achieve a dynamic equilibrium.

Where the water meets the land is the focus of the majority of summer recreational activities in the Tahoe Region. Shorezone facilities such as marinas, boat ramps, and piers provide boat access to the water. Private structures in the shorezone provide access to Lake Tahoe for individual occupants of private residences as well as large numbers of Homeowners' or Property Owners' Association members.

Public beaches, whether developed or not, provide beach recreationists with a variety of experiences that meet their varied expectations. The shorezone accommodates sailors, water skiers, yachters, jet skiers, kayakers, canoeists, swimmers, anglers, walkers, sunbathers, and photographers. Regionally, it is also crucial for the survival of osprey, bald eagles, waterfowl, and Tahoe Yellow Cress (a sensitive plant that grows nowhere else except the shores of Lake Tahoe).

The shorezone is also the primary point at which pollutants from the land enter the waters of the Lake. Development practices in this zone are most likely to have an immediate effect on water quality if Best Management Practices (BMPs) are not implemented or are inadequate.

Finally, the shorezone is where the greatest majority of in-lake spawning occurs. Although the lake is a very large body of water, the appropriate substrate for most fish is only found in a narrow band within less than one third of the shorezone area.

Given the complexity and importance of shorezone functions, the Shorezone Subelement of the Regional Plan Update must provide guidance for managing this unique resource. Critical issues and impacts associated with development and use of the shorezone are addressed so that adequate measures are implemented to protect the Lake. The current goals and implementation strategies, including the recent adoption of the updated Shorezone Ordinances, are described below and will be identical for all alternatives.

## Alternative 1

### Summary

In October 2008, the TRPA Governing Board adopted significant changes to the shorezone ordinances. Prior to the updated ordinances, TRPA regulations prohibited the construction of new piers and shorezone structures in areas of the Lake defined as prime fish habitat. The updates lifted this prohibition. In order to continue to provide appropriate protection of the shorezone resource, TRPA also adopted new shorezone development standards. On the California side of the Lake, however, the Lahontan Regional Water Quality Control Board maintains its prohibition of new piers and shorezone structures in prime fish habitat, and this standard still governs there.

The direction provided in the Shorezone Subelement supports the attainment and maintenance of other threshold resources such as Water Quality, Soils, Stream Environment Zone, Recreation, Vegetation, Scenic Resources, and Community Design.

### Goals and Policies

The one goal and 15 policies of the Shorezone Subelement provide management direction on shorezone structure development and placement, protection of the unique ecosystems and natural resources of the shorezone, public access to the lake, and the recreational use of the lake. These goals and policies are further implemented through the TRPA Code of Ordinances (Chapters 50-56) and Plan Area Statements and are further explained below.

### Implementation Measures

Regulations regarding shorezone management are primarily presented in the Shorezone Provisions of the Code Chapters 50 (The Shorezone), 51 (Permissible Uses & Accessory Structures), 52 (Allocation of Shorezone Development), 53 (Shorezone Project Review), 54 (Project Findings and Development Standards), and Appendix A of Chapter 54 (Shorezone Best Management Practices). Management provisions for shorezone include minimizing disturbance and establishment of the following:

- location, placement, and size standards for new piers and buoys
- standards for repair, modification, and expansion of existing shorezone structures
- the requirement for implementation of shorezone BMPs
- the requirement to implement mitigation for scenic impacts in the shorezone and the shoreland (defined in the Code as 300 feet landward of high water)
- a scenic mitigation fund for scenic restoration projects
- a mitigation fund to improve public access

In addition to those listed above, other management provisions in the Code that affect the shorezone include Chapters 79 (Fisheries), which establishes the requirement for boat inspections and boat ramp closures to ensure that aquatic invasive species are not inadvertently introduced into the Lake's ecosystem. Other plans and programs that directly affect the shorezone include the implementation of the Blue Boating program and the shorezone adaptive management program.

The goal of the updated amendments is to limit shorezone development to a level that would have minimal environmental impact. The method of achieving this is the implementation of up-front environmental protection features including the phasing-in of

development, making approvals contingent upon meeting specific environmental protection and mitigation targets, and the design of new structures that promotes attainment and maintenance of Thresholds.

The key components of the updated Shorezone Ordinances are detailed below:

- Total number of new piers allowed for public-use is limited to a maximum of 10. New private-use piers are limited to five annually. A performance-based review system would be used in allocating pier development each year with preference given to multiple-use pier applications that retire the greatest amount of linear lake frontage from shorezone development.
- Adoption of updated pier design standards to minimize adverse impacts on scenic quality. Emphasis is put on visible mass and establishment of a maximum cap for single use and multi-use piers. In addition, the mass of pier structures is required to be mitigated at 1:1 for attainment units and 1:1.5 for non-attainment units. The mitigation would be applied in the shorezone before the shoreland.
- Adoption of standards for density criteria that limit the maximum number of piers based on the shorezone landscape character type within a given scenic unit.
- Implementation of a Lake Tahoe Public Access Fund that mitigates adverse impacts to recreation and public access associated with construction of piers.
- Recognition of existing buoys based on the presentation of a valid permit issued by federal or state agencies with appropriate jurisdiction
- Adoption of a streamlined buoy permitting process and an annual buoy fee allocates revenue among various programs for compliance, monitoring, and scenic mitigation.
- Requirement that buoy floats and chains be inspected and maintained to prevent loss or damage to boats. Owners must provide proof of inspection and maintenance.
- Prohibition of any new public or private breakwaters, jetties, rock crib piers, or sheet pile piers.
- Prohibition of fence construction below the high-water line (unless findings can be made that clearly demonstrate a public health and safety benefit).
- Creation of Shorezone Preservation Areas to protect large portions of pristine shoreline from future development to the maximum extent possible.
- Creation of a boat pollution reduction program called the Blue Boating Program. The program is intended to provide early mitigation to address the environmental impacts associated with increased boating in Lake Tahoe and will require that engines be tuned to Tahoe's elevation.
- Creation and expansion of a program to intercept, reduce, and/or eliminate the incidence of exotic (non-native) aquatic plant, invertebrate, and fish species.
- Establishment of a 7-mph speed limit in Emerald Bay to reduce the incidence and concentration of polycyclic aromatic hydrocarbons and other hydrocarbons which are fuel oxygenates formed by combustion motors.

## **Alternatives 2, 3 and 4**

Because the Shorezone Ordinances were so recently adopted and represent the Agency's best measures to protect shorezone resources, there are no changes proposed to the Goals, Policies, and Implementation Measures. Furthermore, there are no differences between the "no action" and the "action" alternatives.



## 1.10.5 Scenic Subelement

### Overview

Scenic quality is the signature natural resource of the Tahoe Basin. The magnificent lake set in a forested, mountainous environment creates a unique combination of visual elements and exceptionally high aesthetic values. The maintenance of the Basin's scenic quality depends largely on careful regulation of the type, location, and intensity of land uses in the Tahoe Region.

Scenic quality is a TRPA Threshold program area. The Scenic Subelement of the Regional Plan sets out Goals, Policies, and Implementation Measures intended to achieve scenic quality Thresholds and maintain them through appropriate land use practices, restoration, and enhancement efforts.

The regulations in the Subelement aim to protect the views and natural features of the Tahoe Basin. Protected resources include, but are not limited to, views of the lake; the mountain backdrop and ridgelines; the natural landscape; and unique features, such as sandy beaches, rocky shorelines, and rock formations, including Cave Rock. Since 1971, the condition of the scenic resources has been described and interpreted in extensive inventories of past and present conditions (as viewed from major roadways, bikeways, recreation areas, and Lake Tahoe itself).

The 1987 Regional Plan includes three numerical scenic threshold standards that are used to maintain scenic quality in the Tahoe Basin. These standards are based on scenic units or use areas and apply to travel route ratings, scenic-quality ratings, and scenic quality of visual resources as seen from major public recreation areas and designated bicycle trails. Although there is some degree of overlap among these threshold standards, each is oriented toward a different element of the landscape.

The first scenic threshold standard, *travel route ratings*, is used to analyze and evaluate the complete perceptual experience of traveling on the main travel routes. These routes include federal and state highways and the Pioneer Trail; for boaters and other aquatic recreationists, the "route" is the nearshore of Lake Tahoe, from which the landscape can be readily seen. The standard is to maintain or improve on the 1982 travel route ratings.

For the second threshold standard, *scenic-quality ratings*, numerical ratings are used to evaluate the relative scenic quality of specific views of the natural landscape and resources from the Lake and the main highways. The ratings apply to 184 mapped scenic resources (i.e., subcomponents) visible from the Lake and 202 mapped resources visible from the highways. The ratings are a "nondegradation" numerical standard (i.e., a standard requiring that any project's implementation not result in reduced scenic quality when compared with the adopted threshold).

In 1993, TRPA identified 37 recreation areas—parks, beaches, picnic areas, campgrounds, five alpine ski areas, and designated bicycle trails—for inclusion in the third scenic threshold standard, *scenic quality of visual resources as seen from major public recreation areas and bicycle trails*. The subcomponents that make up these resources are views of the Lake and natural landscape from the recreation area; special landscape features, such as streams, beaches, and rock formations that add interest

and variety to the views; and human-made features of the recreation area that influence the viewing experience. The threshold is nondegradation for all mapped resources visible from and in identified recreation areas.

The two goals identified in the 1987 Regional Plan are to maintain and restore the scenic qualities of the natural-appearing landscape and to improve the level of public access to Tahoe views. Six policies exist to achieve these goals. The recurring themes are to ensure that proposed development will not have degrading impacts on identified scenic resources and to implement projects and programs that enhance views of the Lake at publicly accessible viewpoints.

Scenic regulations in the Basin are applied through the guidance of the following: Thresholds, Goals and Policies, Code, Design Review Guidelines (described in the Community Design Subelement of the Land Use Element), and the Scenic Quality Improvement Program (SQIP). Requirements in the Goals and Policies and the Code cover site design, building height, bulk and scale, landscaping, lighting, and signage; these standards are also covered in the Community Design Subelement.

Specific design standards that implement community design goals and policies were adopted as part of the Code (Chapter 22 establishes maximum height standards for buildings and other structures, and Chapter 30 includes applicable standards for scenic quality, shoreland development, site design, and building design).

## **Alternative 1**

### **Summary**

Alternative 1, the “No Action” Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan for Scenic Resources. The existing programs (i.e., shoreland ordinances, SQIP, Design Review Guidelines) would continue to be implemented for all projects that affect scenic resources.

### **Goals and Policies**

No changes are proposed for this Subelement under Alternative 1.

### **Implementation Measures**

No changes are proposed for this Subelement under Alternative 1.

## **Alternatives 2, 3, and 4**

### **Summary**

For the Scenic Subelement, Alternatives 2, 3, and 4 each contain the same Goals, Policies, and Implementation Measures. The rationale for this is that scenic quality can be affected by any development pattern, regardless of intensity or type. It is worth noting that Community Design and Shorezone regulations also require the built environment to be compatible with the natural one and also serve to promote scenic threshold attainment.

In each of these “action” alternatives, the Scenic Subelement of the Regional Plan would be reorganized to reflect the addition of a desired condition for scenic resources related to the natural environment, as developed as part of the Pathway process. The existing Goals and Policies would be amended for clarity and intent. The focus would remain on protecting natural scenic resources, and new policies and implementation measures would be added to promote and enhance them.

### **Goals and Policies**

Six new policies would be added to enhance scenic resource protection and maintenance. As stated above, the existing Goals and Policies would be amended while retaining their focus. The new goal would be to improve scenic quality developed through the Pathway process; the three new policies proposed under this goal would focus on achieving the adopted thresholds, ensuring the continued protection of scenic quality, and requiring projects to be in harmony with the dominant natural landscape.

Under the existing goal to maintain the natural-appearing environment, a new policy would require that all projects located in areas in non-attainment units and areas targeted for scenic restoration implement the recommendations for scenic resources outlined in the SQIP.

Under the existing goal to provide publicly accessible views of the Lake, two new policies would be added. The first policy relates to protecting the views of the natural landscape by requiring views of ridgelines and Lake Tahoe from transportation corridors, public recreation or gathering areas; it also requires that the shoreline be protected. The second policy relates to protecting public viewsheds and natural vegetation along scenic highway corridors by encouraging the consolidation of parking lots.

Revisions to Community Design and Land Use Goals and Policies are also proposed because of their direct relationship to achieving scenic-resource goals. The revisions focus on reinforcing incentive- and place-based values and themes, such as dark-sky standards, revision to existing height standards to allow additional height and bulk in mixed-use areas, and regulations on the design of telecommunication towers. These revisions are discussed in further detail in the respective Subelements.

### **Implementation Measures**

Alternatives 2, 3, and 4 would include the following new measures to implement the new scenic-related policies listed above:

- Design standards in Code Chapter 30 would be amended for site design to protect ridgeline views, views of natural features, and lake views from scenic highway corridors, public gathering areas, and the shoreline of Lake Tahoe; and
- Design standards in Code Chapter 30 would be amended to require the consolidation and co-location of parking lots visible from the scenic corridors.



## 1.10.6 Open Space Subelement

### Overview

The Open Space Subelement guides and regulates the management of land that is undeveloped and maintained in a natural or landscaped condition consistent with Best Management Practices (BMPs). Open space includes both public and private lands. These lands are reserved for their natural values and are important for preserving native vegetation and wildlife habitat, maintaining scenic quality, and protecting watersheds.

Although open space is not a threshold program area of the Regional Plan, the Compact specifically requires it to be included in “a conservation plan for the preservation, development, utilization and management of scenic and natural resources.” As part of the Conservation Element, open space -- and the strategies developed to preserve it -- directly and indirectly aids in the attainment of other threshold areas.

Open space areas that are urban in nature and contain developed facilities for parks, playgrounds, plazas etc. are provided for in the Goals and Policies of the Urban Subelement of the Recreation Element. These statements support the creation of park areas and give management direction for public parcels with the potential to become neighborhood parks.

The Open Space Subelement of the 1987 Regional Plan contains one Goal and two associated Policies. They focus on managing open space to conserve vegetation and protect watersheds, protecting the beneficial uses of open space, and managing open space for natural values when consistent with other goals and policies.

Open space measures are currently implemented indirectly within several sections of the TRPA Code of Ordinances (including the definition of “open space” in Chapter 18 and the provisions limiting land coverage in Chapter 20). Open space goals and policies are implemented through the following measures:

- regulation of land uses within the Plan Area Statements and Community Plans
- restrictions to limit access to sensitive areas, as appropriate
- restriction of vehicular access to authorized roads and trails only
- implementation of methods to protect uncommon plants and reduce fire hazards

## Alternative 1—Continuation of Existing Regional Plan

### Summary

Under Alternative 1, “open space” would continue to be defined as land with no coverage that is maintained either in a natural condition or in a landscaped condition consistent with BMPs. Preserving open space is important for maintenance and protection of wildlife, vegetation, scenic, watershed, and other natural values.

### Goals and Policies

Under Alternative 1, the Goals and Policies from the 1987 Regional Plan would remain in place.

## **Implementation Measures**

Under Alternative 1, the Implementation Measures from the 1987 Regional Plan would remain in place

## **Alternative 2**

### **Summary**

Under Alternative 2, Open Space would continue to be defined as it is currently. A system of natural open space areas connected to recreational facilities preserves scenic quality, reduces loss, degradation and fragmentation of biological resources, and provides opportunities to restore degraded habitat.

Preserving open space for natural values is consistent with the development pattern established for Alternative 2 (i.e., providing incentives to transfer development rights from sensitive areas to walkable communities). Opportunities to restore and preserve additional open space may be created during redevelopment.

Open space is important to maintain and protect wildlife, vegetation, scenic, watershed and other natural values throughout the Tahoe Region. One new goal and two associated policies would be added regarding “intermix” parcels.

### **Goals and Policies**

The goal and policies in the Open Space Subelement of the 1987 Regional Plan would be retained and amended in Alternative 2. The goal related to conserving vegetation and protecting watersheds would be expanded to address connectivity of wildlife habitat.

A new goal would be added to promote the management of publicly-owned intermix parcels (i.e., conserved open space parcels within the urban boundary). New policies will be added to promote the following:

- Management of publicly-owned intermix parcels for better ecosystem health and reduced wildfire potential through hazard tree removal and defensible space improvements
- The purchase of urban intermix parcels for open space with existing and new funding sources.

### **Implementation Measures**

The measures used to implement the new open space-related policies in Alternative 2 would be the same as in Alternative 1 (maintain Code Sections 18.4, Definitions, and 20.3, Land Coverage).

## **Alternative 3**

### **Summary**

The purpose of the Open Space Subelement as outlined in Alternative 2 would be applied to Alternative 3.

### **Goals and Policies**

The goals, policies, and implementation measures included in the Open Space Subelement under Alternative 3 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The measures used to implement the new open space–related policies described above for Alternative 3 would be the same as in Alternative 1 (maintain Code Sections 18.4, definitions, and 20.3 for land coverage).

## **Alternative 4**

### **Summary**

The purpose of the Open Space Subelement as outlined in Alternative 2 would be applied to Alternative 4. Of the action alternatives, Alternative 4 would promote the least amount of new development, with a greater emphasis on public land acquisitions that would facilitate land retirement, contributing to the permanent dedication of additional open space.

### **Goals and Policies**

The goals, policies, and implementation measures included in the Open Space Subelement under Alternative 4 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The measures used to implement the new open space–related policies described above for Alternative 4 would be the same as in Alternative 1 (maintain Code Sections 18.4, definitions, and 20.3 for land coverage).



## 1.10.7 Stream Environment Zone Subelement

### Overview

Stream environment zones (SEZs) are land areas that owe their physical and biological characteristics to the presence of surface water and/or shallow groundwater for a significant duration during the growing season in most years. SEZs typically encompass streams, adjacent wetlands, and many of the transitional areas that exist between the boundaries of these waters and adjacent upland landforms and plant communities.

Although SEZs constitute only a small portion of the land area in the Tahoe Basin, they provide numerous physical, chemical, and biological functions that are critical to sustaining healthy ecosystems and maintaining environmental quality. Accordingly, the Compact identifies the need to establish and adopt environmental standards for the protection of SEZs. The Regional Plan currently contains one Threshold for SEZs:

Soil Conservation Standard SC-2 for Stream Environment Zones (Numerical Standard). Preserve existing naturally functioning SEZ lands in their natural hydrologic condition, restore all disturbed SEZ lands in undeveloped, unsubdivided lands, and restore 25% of the SEZ lands that have been identified as disturbed, developed or subdivided, to attain a 5% total increase in the area of naturally functioning SEZ lands.

The goals and policies that provide direction for TRPA's SEZ Program and attainment of the SEZ Threshold are contained in the SEZ, Soils, and Land Use Subelements. The SEZ Subelement currently contains one goal and seven associated policies. The goal calls for the long-term preservation, enhancement, and restoration of SEZ lands as a means of achieving various environmental thresholds, most notably Soil Conservation Threshold SC-2 (numeric threshold standard for SEZs). The first two policy statements direct the restoration, preservation, and management of SEZ lands by setting numeric goals for restoration of degraded/developed SEZ lands and requiring their protection and management for natural functions and values. The remaining five policy statements:

- limit permissible uses in SEZs and human-modified SEZs;
- establish standards for SEZ impact avoidance, minimization, and mitigation;
- prohibit development of groundwater resources in SEZs where such activities could adversely affect SEZ vegetation or instream flows;
- encourage the retrofitting of golf courses to minimize nutrient discharges to SEZs; and
- require regular review of SEZ identification criteria.

TRPA employs a variety of planning-, regulatory-, and environmental improvement-based strategies and measures to implement the policies and achieve the goals listed in the SEZ Subelement. The primary strategies and measures are summarized below:

#### Regulatory- and Planning-Based Strategies

- Permissible Use Regulations. Prohibit new land coverage and permanent disturbance in SEZs except for public outdoor recreation facilities, public service facilities, water quality and SEZ restoration projects, and projects that require SEZ encroachment for property access

- Impact Avoidance and Minimization Regulations. Require that permissible uses in SEZs avoid and minimize impacts to the maximum extent feasible.
- Compensatory Mitigation Regulations. Require that all unavoidable land coverage and permanent disturbance be offset through restoration or enhancement of SEZ lands at a restoration/enhancement-to-impact ratio of 1.5:1
- Hydrologic Alteration Regulations. Prohibit projects that substantially alter ground or surface water conditions in a manner that could have adverse impacts on SEZ vegetation or instream flows
- Land Coverage Replacement and Relocation Regulations. Prohibit the replacement or relocation of existing coverage within SEZs unless the proposed replacement or relocation project would result in a net environmental benefit to the affected SEZ
- Community and Redevelopment Plan Requirements. Require plan proponents to identify SEZ restoration and enhancement opportunities, develop SEZ restoration and enhancement targets, and establish implementation strategies during the community and redevelopment planning process

#### Environmental Improvement-Based Strategies

- SEZ Enhancement and Restoration Projects. Work with partner agencies to implement SEZ enhancement and restoration projects that improve the condition of degraded SEZ lands and return developed SEZ lands to a natural condition
- Erosion and Sediment Control Projects. Work with partner agencies to implement erosion, sediment, and water quality control projects that reduce pollutant loading and degradation of SEZ lands

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Under Alternative 1, the “No Action” Alternative, the goals, policies, and implementation measures from the 1987 Regional Plan would remain in place.

### **Goals and Policies**

Under Alternative 1, existing goals and policies would remain in place.

### **Implementation Measures**

Under Alternative 1, existing implementation measures would remain in place.

## **Alternative 2**

### **Summary**

Alternative 2 incorporates the desired conditions for SEZs that were developed during the Pathway process. This alternative is also meant to improve the effectiveness of the SEZ Program and ongoing SEZ Threshold attainment efforts. Under Alternative 2, the Program would be updated, restructured, and made more contemporary and comprehensive. It would be built around the four core wetland program elements (see

*below*) that the U.S. Environmental Protection Agency (EPA) has identified as being essential for effective and comprehensive wetland programs. In addition, existing goals and policies would be reorganized to clarify language and intent and to move detailed implementation language from the Goals and Policies document to the Code.

### **Goals and Policies**

Under Alternative 2, the SEZ goal statement from the 1987 Regional Plan would be revised to reflect the desired conditions for SEZs that were developed as part of the Pathway process. The revised SEZ goal statement would call for the regulation, preservation, restoration, and enhancement of SEZ lands so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds; SEZ vegetation, terrestrial wildlife, and aquatic communities are healthy and sustainable; watershed characteristics approximate natural conditions where attainable; and permissible and beneficial uses of SEZ lands are compatible with desired physical, chemical, and biological conditions.

The seven existing policy statements would be revised and/or split into multiple policy statements to:

- clarify policy language and intent;
- move more detailed language to the Code;
- distinguish between SEZ restoration and enhancement;
- allow beneficial uses in SEZ lands when compatible with desired physical, chemical, and biological conditions;
- introduce more explicit and stringent permissible-use standards for SEZ impact avoidance, impact minimization, and compensatory mitigation to ensure no net loss of SEZ acreage and function;
- prohibit implementation of any type of project that would substantially alter hydrologic conditions or processes in SEZs; and
- allow for the relocation of land coverage in SEZs when the net effect on SEZ area and function is neutral.

Existing goals and policies would not only be edited to clarify language and intent – they would also be reorganized and moved from the Goals and Policies document to the Code in cases where they contain nothing but detailed implementation language.

Three new policy statements would be added to the SEZ Subelement. The first would encourage a more holistic approach to SEZ restoration and enhancement. The second would provide greater incentives for public and private entities to relocate existing facilities away from SEZ lands. The third would provide policy direction for development of a SEZ program built around the EPA's four core wetland program elements:

- (1) a comprehensive SEZ regulatory strategy and implementation plan
- (2) a comprehensive SEZ protection and restoration plan
- (3) a comprehensive SEZ monitoring and assessment plan
- (4) comprehensive water quality standards for SEZs

### **Implementation Measures**

In addition to the existing planning-, regulatory-, and environmental improvement-based strategies contained in the 1987 Regional Plan, Alternative 2 would incorporate the following new measures to implement the revised and new policies listed in the SEZ Subelement, and to develop a contemporary, comprehensive SEZ program that contains all four of EPA's core program elements:

- SEZ Identification and Delineation Standards. Revise and update the regulatory SEZ definition, identification criteria, and delineation standards to allow for more accurate and repeatable SEZ identification and delineation.
- SEZ Classification Standards. Develop and adopt a standardized SEZ classification system to facilitate consistent classification and more effective SEZ tracking, monitoring, assessment, mitigation, and restoration and land use planning.
- Regional SEZ Mapping. Update the regional SEZ map using improved remote-sensing data sets to facilitate and improve SEZ tracking, monitoring, assessment, environmental review, mitigation, and restoration and land use planning.
- SEZ Condition Assessment. Develop and adopt standardized methodologies for assessing SEZ conditions at the regional and project scale to facilitate more effective and consistent SEZ monitoring and assessment and more informed and effective restoration, mitigation, and land use planning.
- SEZ Restoration, Creation, and Enhancement. Revise the definition of “SEZ restoration” and adopt new definitions for “SEZ enhancement” and “SEZ creation” to distinguish between these three different types of activities and allow for more appropriate and effective SEZ mitigation and environmental improvement projects.
- SEZ Permitting and Environmental Review. Develop and adopt a more stringent permitting and environmental review process for projects involving SEZ encroachment. This process would place a greater burden on project applicants to demonstrate that proposed actions avoid and minimize SEZ impacts to the maximum extent practicable, and that proposed compensatory mitigation is appropriate and commensurate with the nature of the impacts to SEZ lands.
- Compensatory Mitigation for Permanent SEZ impacts. Adopt a new, minimum compensatory SEZ mitigation-to-impact ratio of 2:1 for all permanent disturbances to SEZ lands. The mitigation-to-impact ratio could increase to a maximum of 4:1 depending on the type and quality of SEZ affected, the extent and duration of proposed impacts, the type and location of proposed compensatory mitigation (e.g., in-kind vs. out-of-kind mitigation), and the likelihood that the proposed compensatory mitigation would be successful.
- Compensatory Mitigation for Temporary SEZ Impacts. Adopt a new compensatory mitigation-to-impact ratio of 1:1 for all temporary disturbances to SEZ lands.
- In Lieu Fee Program. Implement a program that allows project applicants, under certain circumstances, to pay a fee in lieu of implementing on-site or off-site SEZ mitigation or purchasing mitigation credits from a land bank.

- SEZ Performance Standards. Develop and adopt new minimum performance standards for SEZ mitigation, restoration, enhancement, and creation projects.

## Alternative 3

### Summary

Alternative 3 incorporates the desired conditions for SEZs that were developed during the Pathway process; it is designed to improve the effectiveness of the SEZ program and ongoing SEZ threshold attainment efforts. Under Alternative 3, the Program would be updated, restructured, and made more contemporary and comprehensive. It would be built around the four core wetland program elements that the EPA has identified as being essential for effective and comprehensive wetland programs. In addition, existing goals and policies would be reorganized to clarify language and intent and to move detailed implementation language from the Goals and Policies document to the Code.

### Goals and Policies

The goals and policies in Alternative 3 would be the same as those in Alternative 2.

### Implementation Measures

Implementation measures for Alternative 3 would be the same as those proposed for Alternative 2, except that the new compensatory SEZ mitigation-to-impact ratio would be the same as under Alternative 1 (fixed at 1.5:1).

## Alternative 4

### Summary

Alternative 4 incorporates the desired conditions for SEZs that were developed during the Pathway process; it is designed to improve the effectiveness of the SEZ program and ongoing SEZ threshold attainment efforts. Under Alternative 4, the Program would be updated, restructured, and made more contemporary and comprehensive. It would be built around the four core wetland program elements that the EPA has identified as being essential for effective and comprehensive wetland programs. In addition, existing goals and policies would be reorganized to clarify language and intent and to move detailed implementation language from the Goals and Policies document to the Code.

### Goals and Policies

The goals and policies in Alternative 4 would be the same as those in Alternative 2.

### Implementation Measures

Implementation measures for Alternative 4 would be the same as those proposed for Alternative 2, except that the new compensatory SEZ mitigation-to-impact ratio would be fixed at 4:1.



## 1.10.8 Cultural Resources Subelement

### Overview

The Lake Tahoe Basin has a rich cultural and historical background spanning eras from early human use and occupation (around 8000 B.C.) to historical eras categorized as recently as the middle to late 1900s. The many and varied types of cultural and historic sites range from archaeological sites of Indian camps and trails to historical resources such as way stations, residences, resorts and other significant buildings.

The Cultural Resources Subelement provides direction as to the process by which cultural and historic resources are identified, protected, and preserved. Although Cultural Resources is not a threshold program area in the Regional Plan, the Compact specifically requires “a conservation plan for the preservation, development, utilization and management of scenic and natural resources,” including historical facilities.

The existing implementation strategies in the Cultural Subelement will remain in place with the Regional Plan Update. These include the following:

- The Historic Resources Map, which identifies the resources, buildings, and sites that have historic or cultural significance
- TRPA Code Chapter 29’s extension of resource protection to sites, objects, structures or other resources designated as historic, potentially historic, or for which designation is pending
- A project review process (coordinated with the applicable State Historic Preservation Officer (SHPO), county historical societies, and the Washoe Tribe) that identifies, designates, and protects resources not previously identified
- Standards that prohibit the demolition, disturbance, removal, or alteration of designated sites and resources unless TRPA has approved a resource protection plan
- TRPA Code Chapter 4’s regulation of demolition of structures, improvements, or facilities

## Alternative 1—Continuation of Existing Regional Plan

### Summary

The intent of the Cultural Resources goal and two associated policies is to provide guidance to identify, protect, and preserve significant historical, archaeological, and paleontological resources.

### Goals and Policies

No changes to the 1987 Cultural Subelement Goals and Policies are proposed.

### Implementation Measures

No additional implementation measures are proposed for the Cultural Subelement under Alternative 1.

## Alternative 2

### Summary

Under Alternative 2, the Goals and Policies of the current Plan would be retained or amended. Goals and associated policies would be added to acknowledge the importance of a wider range of the Region's historic and cultural eras of significance.

The Plan under Alternative 2 would identify the need for an updated inventory of significant historic resources. It would focus on identification and preservation of architecture that represents neighborhood character, and it would promote protection of the character of historic districts and structures during rehabilitation and redevelopment.

The concentrated development areas proposed with Alternative 2's land development strategies will place greater focus on redevelopment, potentially leading to accelerated inventory and identification of existing historic and cultural resources. Protection and preservation of these resources will require additional focus and attention.

### Goals and Policies

Under Alternative 2, there would be four new or amended goals and associated policies. The first would involve the modification of an existing goal regarding identification and preservation of sites of historical, cultural, and architectural significance. This goal would be amended to extend protection to paleontological resources within the Region. One existing policy associated with that goal would be amended to extend protection from neglect, damage, or adverse alteration for all culturally or historically significant resources and sites, including those that represent historical or community character. Four new associated policies would be added to promote the following:

- protection of the character of historic districts designated as significant on historic registers
- maintenance, rehabilitation, or adaptive reuse provisions for historically significant sites and resources
- protection of historically significant underwater resources
- consistent application of criteria, standards and procedures to designated and potential resources.

The second goal would reflect the Pathway process's desired condition for Cultural Resources: to protect, maintain, rehabilitate, and restore significant resources through the combination of private endeavors, public acquisition, adaptive reuse, and SHPO incentives. The existing policy of promoting the preservation and restoration of sites and structures through incentives and exemptions would be moved under this goal and would be modified to include historic districts. A new policy, suggested by the CA SHPO, to encourage planning for and acquisition of publically-accessible properties with associated cultural and historic resource values would be added under this new goal.

The third goal would be for recognized Indian tribes of the region to reestablish their traditional ties to Lake Tahoe. It would emphasize the previously underrepresented influence of the Washoe Tribe. An associated policy would require the consideration of tribal rights and concerns in assessing the impact of plans, projects, programs, and activities on tribal trust resources and cultural or sacred sites.

Finally, the fourth new or amended goal in the Cultural Resources Subelement under Alternative 2 would be to educate the public on the value of the Tahoe Region's culturally rich history. The associated new policy would be to provide interpretation and signage about this history.

### **Implementation Measures**

In addition to maintaining the 1987 Plan's Implementation Measures, the following updates to the historic resource identification criteria, and amendments to the Code of Ordinances would be made to implement cultural resources-related policies described for Alternative 2:

- Develop criteria (in collaboration with the States' Historic Preservation Officers) for identifying and determining the potential historic significance and/or contribution of buildings that represent community character and are referred to architecturally as the "recent past" – the ones that are now or soon will be 50 years old or older. Consider the use of archeological sensitivity maps to assist in development of construction and mitigation protocols.
- Evaluate and add to the TRPA Historic and Cultural Resources Map additional structures and sites that have been identified as historically significant and/or eligible for listing on state and national historic registers.
- Review Chapter 29, with guidance from qualified experts, to identify inconsistencies with the proposed goals and policies and make the modifications needed to update the Code to current historic and cultural resource protection standards.
- Coordinate and consult with the Washoe Tribe during projects' environmental review process to identify culturally significant sites and resources on tribal trust resources or sites.

## **Alternative 3**

### **Summary**

The level of development anticipated for Alternative 3 may increase pressure to develop areas with historic and cultural resources. Therefore, there are changes to the Regional Plan recommended with this Alternative, and they are designed to identify, preserve, and protect cultural and historic resources within the Tahoe Region.

Under Alternative 3, the Goals and Policies of the current Plan would be retained or amended. Goals and associated policies would be added to acknowledge the importance of a wider range of the Region's historic and cultural eras of significance.

The Plan under Alternative 3 would identify the need for an updated inventory of significant historic resources. It would focus on identification and preservation of architecture that represents neighborhood character, and it would promote protection of the character of historic districts and structures during rehabilitation and redevelopment.

### **Goals and Policies**

The goals and policies proposed under Alternative 3 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The implementation measures proposed under Alternative 3 would be the same as those proposed for Alternative 2.

## **Alternative 4**

### **Summary**

Under Alternative 4, the Goals and Policies of the current Plan would be retained or amended. Goals and associated policies would be added to acknowledge the importance of a wider range of the Region's historic and cultural eras of significance.

The Plan under Alternative 4 would identify the need for an updated inventory of significant historic resources. It would focus on identification and preservation of architecture that represents neighborhood character, and it would promote protection of the character of historic districts and structures during rehabilitation and redevelopment.

Alternative 4's proposal to redirect the Basin's land-use pattern through public acquisition provides additional opportunities to protect and preserve cultural and historic resources.

### **Goals and Policies**

The goals and policies, proposed under Alternative 4 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The implementation measures proposed under Alternative 4 would be the same as those proposed for Alternative 2 with the following additions.

- Amend Chapter 29 to include maintenance requirements for historically significant buildings within designated historic districts.
- Amend Chapter 29 to require that when structures on the TRPA Historic and Cultural Resources Map are redeveloped, the redevelopment is designed and built within the historical context.
- Amend Chapter 26 and Design Standards for signs to require interpretive signage for designated historic sites on public land.
- Amend Chapters 29 and 54 to require all shorezone and lakezone projects to inventory and protect historic underwater resources.

## 1.10.9 Energy and Climate Change Subelement

### Overview

The 1987 Regional Plan does not include goals, policies, or implementation measures specifically aimed at reducing greenhouse gas (GHG) emissions or adapting to potential effects of climate change. The idea of global climate change and GHG emissions was not yet in wide circulation in 1987. So while the current plan contains only an Energy Subelement, the Plan Update will contain an Energy *and Climate Change* Subelement.

The aim of the goal and five policies in the 1987 Regional Plan was to encourage energy conservation and recycling and to promote development of alternative energy sources. Though the energy efficiency and conservation measures (e.g., public transit programs, bicycle trail planning, and land-use provisions to manage and direct growth) in the 1987 Plan were not designed to reduce GHG emissions per se, they do help to reduce them.

### Alternative 1 – Continuation of Existing Regional Plan

#### Summary

Alternative 1, the “No Action” Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan, including those in place for the existing Energy Subelement.

#### Goals and Policies

No changes are proposed to this Subelement under Alternative 1

#### Implementation Measures

No changes are proposed to this Subelement under Alternative 1

### Alternative 2

#### Summary

Recognizing that state and federal regulations relating to climate change are evolving, Alternative 2 would establish TRPA’s process for developing regulations. This process would include a Basin-wide climate action plan (CAP) and a climate action framework to guide its development. With this Alternative, no specific new policies are proposed that would impose additional measures. However, as a whole, the Plan Update will promote more efficient land use and transportation patterns designed to decrease GHG emissions with or without any new regulations established through the CAP.

#### Goals and Policies

Two new goals relating to climate change would be added under Alternative 2. The first goal would be to reduce GHG emissions, and the second would be to adapt to expected effects of climate change. Eight new policies would help TRPA to meet these goals.

The first policy calls for the development and implementation of a CAP after adoption of the Regional Plan Update. The CAP would include at least the following components:

- updated emissions inventory for the entire Tahoe Basin
- quantified emissions targets
- recommendations for new goals, policies, and implementation measures to meet emissions reduction targets
- recommendations for further research to fill information gaps regarding climate change
- recommendations for updated design guidelines relating to building elements and techniques that reduce GHG emissions
- a monitoring and evaluation strategy

As part of the CAP, TRPA would update its design guidelines to incorporate green building elements and reduce GHG emissions from new structures.

Policies specific to the Energy and Climate Change Subelement would encourage new and redevelopment projects to minimize GHG emissions through both land use and building design. But as stated above, many other parts of the Regional Plan can directly and indirectly help to reduce GHG emissions, such as:

- Policies in the Land Use Element (Land Use, Community Design, and Air Quality Subelements) and the Transportation Element designed to reduce automobile trips and promote compact, walkable, and transit-oriented development.
- Policies in the Adaptive Management Subelement of the Implementation Chapter, which help people in the Region to adapt to potential effects of climate change across the various resource areas.

The Energy and Climate Change Subelement also includes a policy that would establish a priority sub-program for climate change as part of the Environmental Improvement Program (EIP).

Existing policies would be amended under Alternative 2 as follows:

- Policies related to proposed hydroelectric project sites and incorporation of air quality policies would be moved to the appropriate Conservation Subelements.
- Any impacts to fisheries, instream flows, and scenic quality would be covered by the Fisheries and Scenic Subelements.
- Existing policies would be updated to reflect changes to the Air Quality Subelement.

### **Implementation Measures**

As part of the incentive-based approach of Alternative 2, local jurisdictions would be judged on their efforts to reduce GHG sources as part of the performance review system (i.e., a higher reduction in GHG emissions would allow for a higher number of building allocations granted).

The following measures would have direct benefits to reducing GHG and other TRPA objectives:

- The EIP would recognize projects that reduce GHG emissions under the sub-program established for Climate Change.
- The CAP would guide implementation of a broader Basin-wide effort to reduce GHG emissions from all pollutant source sectors.

- Add GHG reduction criteria to the annual performance review system and provide positive incentives to jurisdictions based on the level of GHG emissions reduction.

## **Alternative 3**

### **Summary**

Alternative 3 is designed, in large part, to continue the implementation of the current system of regulations in the Tahoe Basin. It will allow additional allocations and other commodities to be provided for development.

### **Goals and Policies**

No changes are proposed to this Subelement under Alternative 3, except to re-name it the “Energy and Climate Change Subelement” (in recognition of the widespread acceptance of climate change) and assert that the existing Goals and Policies have both conservation and GHG-reducing values.

### **Implementation Measures**

No changes are proposed to this Subelement under Alternative 3.

## **Alternative 4**

### **Summary**

Under Alternative 4, the Energy and Climate Change Subelement proposes a regulatory approach to achieving environmental improvement. While Alternative 2’s approach to addressing climate change combines regulation, collaboration, and incentives (i.e., the use of the CAP to determine future regulations), Alternative 4 proposes regulations both for projects and local jurisdictions.

### **Goals and Policies**

The goals, policies, and implementation measures in Alternative 4 would be similar to those in Alternative 2, but with more requirements placed on both projects and local jurisdictions. A new policy would include the requirement for individual projects to mitigate significant GHG impacts. As part of Alternative 4’s regulatory approach, local jurisdictions would be judged on their efforts to reduce GHG sources as part of the performance review system (i.e., a lower reduction in GHG emissions would mandate a lower number of building allocations granted).

### **Implementation Measures**

Alternative 4 would include the following measures in addition to those in Alternative 2 (*note that the last one replaces, rather than adds to, its Alternative 2 counterpart*):

- Develop and adopt a Climate Action Plan and emissions inventory.
- Adopt and require LEED certification for development projects within the Community Plan areas receiving additional development allocations.
- Add GHG reduction criteria to the annual performance review system and provide negative incentives to jurisdictions based on the level of GHG emissions reduction.

## 1.11 Recreation Element

The Compact requires a “recreation plan for the development, utilization, and management of the recreational resources of the region, including but not limited to, wilderness and forested lands, parks and parkways, riding and hiking trails, beaches and playgrounds, marinas, areas for skiing and other recreational facilities.” The Recreation Element of the Regional Plan provides for these resources to be developed, used, and managed.

The Recreation Threshold program has been guided by policy statements adopted as environmental thresholds by the TRPA Governing Board. The statements seek threshold attainment by preserving and enhancing high quality recreational experiences, providing additional access to the shorezone and high-quality undeveloped areas, and establishing and ensuring that a fair share of the Tahoe Basin’s capacity for outdoor recreation is available to the public.

Goals, policies, and implementing Code regulations for recreation are expected to achieve the intent of the Recreation Threshold of the Plan by ensuring that recreational opportunities keep pace with public demand, that recreational facilities remain high on the development priority list, and that the quality of the outdoor recreational experience be improved and maintained. Within the existing Recreation Element are three Subelements: Dispersed Recreation, Developed Recreation, and Urban Recreation. The need for two additional Subelements, General Recreation and Recreation Education, was identified during the Pathway process. These two new Subelements are proposed herein.

### 1.11.1 Dispersed Recreation Subelement

#### Overview

Dispersed recreation often takes place in the rural areas (though it is allowed throughout the Region) and includes hiking, riding, cross country skiing, and back-country camping. Although these activities are permitted throughout the Region, the existing Plan contains goals and policies to support and guide dispersed recreational uses.

One of the existing goals is to encourage opportunities for dispersed recreation when consistent with environmental values and protection of natural resources, because dispersed recreation activities require a high-quality resource base and some degree of solitude. Policies relating to this goal include maintenance of low-density recreational experiences along undeveloped shorelines and other natural areas and identification of new and existing areas for nature study and wildlife observation.

The second existing goal is to maintain high-quality recreational opportunities. This goal is pursued through management of wilderness and other undeveloped and backcountry (formerly termed “roadless”) areas; it also establishes separate use areas for dispersed winter activities. Appropriate locations for nearshore/foreshore structures are encouraged to minimize impacts to recreational boating and top line fishing.

## **Alternative 1 – Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the “No Action” Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan, including those in place for dispersed recreation.

Dispersed Recreation activity is expected to increase along with projected additional visitation to USFS lands, and is anticipated to be consistent across all alternatives. Under Alternative 1, the Persons At One Time (PAOT) allocations remaining from the 1987 Regional Plan could be allocated to new recreation projects that require PAOTs – Summer Day Uses, Winter Day Uses, and Overnight Uses. There would be no additional allocation of recreation capacity in the form of PAOTs under Alternative 1.

Dispersed recreation does not require the allocation of PAOTs unless the dispersed activity is associated with a facility that requires them (e.g., a kayaking rental concession located at a developed beach). A detailed discussion of the PAOT concept is provided in the Developed Recreation Subelement.

### **Goals and Policies**

No changes are under Alternative 1.

### **Implementation Measures**

No additional measures to implement Dispersed Recreation are proposed.

## **Alternative 2**

### **Summary**

Dispersed Recreation activity is expected to increase along with projected additional visitation to USFS lands, and is anticipated to be consistent across all alternatives. Alternative 2 strives to provide a balance of recreation development within concentrated urban areas as well as throughout the Region, while maintaining dispersed recreation as allowed Region-wide. Facilities to support dispersed recreation would be developed appropriate to the need for the facilities. Locations where certain uses that conflict with dispersed recreation, such as snowmobiling and off-highway vehicle uses, are refined. under Alternative 2. Modified goals and policies would be added to incorporate Pathway desired conditions for the recreation threshold.

### **Goals and Policies**

Alternative 2 would amend the existing goal that encourages opportunities for dispersed recreation when consistent with the protection of the natural resources, reorganized to better describe the intent of the goal. The existing eight policies would either be revised or re-worded to update and clarify their intent, and all eight are grouped under the one dispersed recreation goal. Policies emphasize providing for the following

- a range of dispersed recreation activities, including the creation of comprehensive trail networks linking public lands with support facilities
- low-intensity recreational experiences in the shoreland and natural areas
- areas for wildlife viewing which ensure that habitat remains undisturbed
- the prohibition of off-highway vehicle use except where it is permissible
- the encouragement of management of wilderness areas for low-intensity uses

The second 1987 goal – to provide high-quality recreational opportunities – was incorporated into a Pathway Desired Condition and is located in the General Recreation Subelement as Goal Rec-1.

### **Implementation Measures**

In addition to maintaining the current implementation measures, the following measures are proposed (Code Section 2.2 and 18.4):

- Designate permissible uses in wilderness and backcountry areas within the proposed transect-based zoning system. Limited roads may be present, and off-highway vehicle use will be authorized if so designated in backcountry areas. USFS boundaries and terminology for wilderness and backcountry areas will be incorporated into the Regional Plan maps and documents.
- Allow dispersed recreation in all transect districts. The transect zoning system would describe the form of the natural and built environment for each district.
- Establish appropriate use areas for snowmobiling within the transect districts, and match use areas established by the US Forest Service and State Parks.
- Change use definitions to replace “off-road vehicle course” to “off-highway use” in Chapters 2 and 18 to reflect current terminology and usage.
- Include mountain biking in the Chapter 18 definition of “Riding and Hiking Trails” as a recognized use allowed only on roads and trails designated for that use.

## **Alternative 3**

### **Summary**

Dispersed Recreation activity is expected to increase along with projected additional visitation to USFS lands, and is anticipated to be consistent across all alternatives. Alternative 3 would provide more recreation development than Alternative 2, spread throughout the Tahoe Region (see Table REC-1, Recreation Growth Scenarios 2005-2025). Facilities developed to support dispersed recreation would continue to be constructed as under Alternative 2. Dispersed recreation would continue to be allowed throughout the Region, but under Alternative 3 there is less emphasis on separating uses such as snowshoeing, from motorized uses, such as snowmobiling.

### **Goals and Policies**

The goals and policies for dispersed recreation under Alternative 3 would be the same

as those proposed for Alternative 2.

### **Implementation Measures**

The implementation measures for dispersed recreation under Alternative 3 would be the same as proposed for Alternative 1, with the exception of the following:

- Designate permissible uses in wilderness and backcountry (formerly roadless) areas within the proposed transect-based zoning system. Limited roads may be present and off-highway vehicle use will be authorized if so designated in backcountry areas. USFS boundaries and terminology for wilderness and backcountry areas will be incorporated into the Regional Plan maps and documents.

## **Alternative 4**

### **Summary**

Dispersed Recreation activity is expected to increase along with projected additional visitation to USFS lands, and is anticipated to be consistent across all alternatives. Alternative 4 would project more limited recreation development than Alternative 2, although dispersed recreation would continue to be permitted throughout the Basin. Facilities developed to support dispersed recreation would be constructed as under Alternative 2.

### **Goals and Policies**

The Goals and Policies for dispersed recreation under Alternative 4 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The Implementation Measures for dispersed recreation under Alternative 4 would be the same as proposed for Alternative 1, with the exception that the following strategies to be implemented within the Plan Area Statement system:

- Designate permissible uses in wilderness and backcountry (formerly roadless) areas within the Plan Area Statements. Limited roads may be present and off-highway vehicle use will be authorized if so designated in backcountry areas. USFS boundaries and terminology for wilderness and backcountry areas will be incorporated into the Regional Plan maps and documents.
- Establish appropriate use areas for snowmobile uses within the Plan Areas on private recreation land, in addition to uses established by the US Forest Service and State Parks.
- Change use definitions to replace “off-road vehicle course” to “off-highway use” in Chapters 2 and 18 to reflect current terminology and usage.
- Include mountain biking in the Chapter 18 definition of “Riding and Hiking Trails” as a recognized use allowed only on roads and trails designated for that use.

## 1.11.2 Developed Recreation Subelement

### Overview

Developed recreation is provided in both rural and urban settings. These types of activities require the use of developed facilities (e.g., campgrounds, visitor information centers, boat launching and marina facilities, and downhill ski areas). Surveys of area-wide recreation demand and existing use have demonstrated the need for more accessible beaches, parks, campgrounds and boat launching facilities.<sup>21</sup>

A goal of the Developed Recreation subelement is to make sure that a fair share of the total Basin capacity for development is available for outdoor recreation use. Outdoor recreation capacity is reserved to ensure that sufficient water, sewer, and road infrastructure is available to develop recreation facilities outside of urban areas. One of the techniques used to monitor and measure capacity has been the concept of PAOTs, or Persons at One Time. Developed facilities may require the assignment of PAOTs, depending on the type of use. Although PAOTs are a subset of the Region's limited land use allocation system, as discussed in the Land Use Element, the allocation of PAOTs is at the same time a measurement of attainment for the Recreation Threshold.

**Persons at One Time.** PAOTs are a measure of recreation capacity and indicate the number of people that a recreation facility can accommodate at a given time. Allocations of PAOTs are used to both promote and control recreation facility development. While certain facilities have a design capacity for people at a time (e.g., ski resorts and developed campgrounds) PAOTs are not a management tool and do not provide an indication of the overall use of a site.

Three categories of PAOTs are utilized under this system:

- Winter day-use PAOTs, which are necessary for winter recreation facilities such as ski areas or snowmobile courses.
- Summer day-use PAOTs, which are necessary for summer day-use recreation facilities such as beaches or trailhead parking.
- Summer overnight PAOTs, which are necessary for overnight recreation uses such as a new campground or existing campground expansion.

Unused PAOTs remaining from the 1987 Regional Plan would be available for new developed outdoor recreational facilities or expansion of existing facilities. Currently, 7,133 winter day-use PAOTs, 5,676 summer day-use PAOTs, and 5,720 overnight PAOTs (Table Rec-1) remain. These are available to be incorporated into the updated Regional Plan.

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<sup>21</sup> *Future Recreation Conditions and Facilities Survey*, Chuck Nozicka Consulting, March 2003

<i><b>PAOT Type</b></i>	<i><b>1987 Regional Plan PAOT Target Number</b></i>	<i><b>PAOTS used to date</b></i>	<i><b>PAOTs remaining in 1987 Regional Plan</b></i>
Overnight	6,114	394	5,720
Summer Day Use	6,761	1,085	5,676
Winter Day Use	12,400	5,267	7,133
<b>Total</b>	<b>25,275</b>	<b>6,746</b>	<b>18,529</b>
<i>Source: TRPA 2009</i>			

Existing goals and policies to maintain developed recreation focus on four areas. The first goal is to maintain a fair share of the total Basin capacity for outdoor recreation. Policies to enact this goal include maintenance of existing developed recreation facilities through maintaining a reserve of public utility commitments for outdoor recreation (e.g., reserve sewage capacity). Findings of sufficient recreational capacity are required when non-outdoor recreational projects are approved.

The second goal is to provide for the appropriate type, location, and rate of development of outdoor recreational uses. Policies include parking restrictions along scenic corridors, expansion of recreational facilities in response to demand, expansion of bike trails and public boat launching facilities, siting of new campgrounds, establishment of day-use facilities and visitor information facilities near urban areas and entry points to the Tahoe Basin, and expansion of existing ski facilities with a master plan for the entire ski area.

The third goal is to protect natural resources from overuse and rectify incompatibility between uses. This is addressed by developing recreation consistent with the special resources of the Basin and maintaining recreation development to protect resources and separate incompatible uses.

The fourth goal is to maintain the efficient use of outdoor recreation resources by increased promotion of underused recreation areas and increased opportunities for alternative off-season uses at seasonal facilities.

## **Alternative 1 – Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the “No Action” Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan, including those in place for developed recreation.

Under Alternative 1, the PAOTs remaining from the 1987 Regional Plan could be allocated to new recreation projects that require PAOTs. There would be no additional PAOTs created under this Alternative.

### **Goals and Policies**

No changes are proposed to the goals and policies for the Developed Recreation Subelement under Alternative 1. The number of PAOTs available would be what is indicated in Table REC-1 above.

### **Implementation Measures**

Regulation of additional recreation facilities would continue, and additional recreation uses would be permitted as specified within Plan Area Statements, Community Plans, or other specific plans. The targets in Code Section 33.6.A(3) for outdoor recreation PAOTs would be updated to reflect those remaining in the 1987 Regional Plan.

## **Alternative 2**

### **Summary**

Alternative 2 provides a balance of recreation development within concentrated urban areas and throughout the Region, to meet the recreational needs established by the land use patterns designed for Alternative 2 (see Table REC-2, Recreation Growth Scenarios 2005-2025). Goals and policies for Developed Recreation under Alternative 2 would be substantially updated from the current Plan. As in Alternative 1, there would be no additional allocation of recreation capacity in the form of PAOTs under Alternative 2.

### **Goals and Policies**

Alternative 2 maintains the “fair share” goal from the current Plan (along with its 12 associated policies). The remaining three goals within this Subelement would be consolidated and relocated into other Recreation Subelements.

### **Implementation Measures**

Alternative 2 differs from the other alternatives in policy implementation in that it utilizes the transect-based zoning system and recommends applying TRPA’s master plan requirement to all resorts, not just marinas and ski areas. The following new measures are proposed to:

- Additional recreation uses would be permitted as specified within transect districts, Community Plans, or other specific plans. The PAOTs remaining from the 1987 Regional Plan would be allocated to new recreation projects.
- Chapter 33.6.A(3) would be amended to include updated PAOT numbers.
- Amend Chapter 18 to add a new definition for "multi-season resort." This definition would include ski areas, marinas, developed day-use areas, etc.
- Amend Chapter 16 to require Master Plans for multi-season resorts prior to any significant expansion.
- Require the mitigation of recreation facilities that are changed to a non-recreation use so as to protect the public’s access to developed recreation facilities..

Mitigation would be accomplished through a direct offset (replacement) where replacement is feasible, or through an in-lieu mitigation fee.

- Update definition of “developed campground” to include yurts and cabins as permissible in those facilities.

## Alternative 3

### Summary

Alternative 3 would project more recreation demand and development than Alternatives 2 and 4. In keeping with more intensive commercial and residential development, mitigation for the loss of recreation facilities to redevelopment would be monitored and in-kind mitigation required so that the level of recreation resources is maintained and new recreation development keeps pace with this more intense development scenario. Planning for multi-season resorts would not be required within the scope of Alternative 3.

### Goals and Policies

The goals and policies for developed recreation under Alternative 3 would be the same as those proposed for Alternative 2, except that policy regarding “multi-season resorts” would be modified to remove reference to those specific resorts, and the implementation of policy regarding mitigation for the loss of recreation facilities would allow only in-kind or equal replacement.

### Implementation Measures

The implementation measures for developed recreation under Alternative 3 would be the same as proposed for Alternative 2, with the exception of the following:

- Additional recreation uses would be permitted as specified within Plan Area Statements (*not transect districts*), Community Plans, or other specific plans. The PAOTs remaining from the 1987 Regional Plan would be allocated to new recreation projects.
- For recreation facilities that are changed to a non-recreation use, Alternative 3 would require in-kind or equal replacement of those facilities. An in-lieu mitigation fee option would not be available.
- Master Planning for Multi-Season Resorts and the definition for multi-season resorts would *not* be required under Alternative 3.

## Alternative 4

### Summary

Alternative 4 would project more limited recreation development than Alternatives 2 and 3, with developed recreation being primarily concentrated within the five identified PTOD areas and regulated by PAOT distribution (see Table REC-2, Recreation Growth

Scenarios 2005-2025). Developed recreation would rely on a coordinated, regional approach to recreation planning that would be realized through development of the Regional Recreation and Open Space Master Plan, as directed within the project description of the General Recreation Subelement. Mitigation for the loss of recreation facilities would depend on the results of this planning effort.

### **Goals and Policies**

The goals and policies in Alternative 4 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The implementation measures in Alternative 4 would be the same as proposed for Alternative 2, with the exception of the following:

- Additional recreation uses would be permitted as specified within Plan Area Statements (*not transect districts*), Community Plans, or other specific plans. The PAOTs remaining from the 1987 Regional Plan would be allocated to new recreation projects.
- Recreation facilities that are changed to a non-recreation use would have to be mitigated if the change is inconsistent with the Recreation Master Plan. Mitigation requirements would be the same as listed for Alternative 2.



### **1.11.3 Urban Recreation Subelement**

#### **Overview**

Within the Tahoe Region, numerous outdoor recreational opportunities are conveniently located near urban areas. Urban recreation facilities are normally located within urban areas and are intended to serve the needs of local residents. Facilities such as picnic areas, neighborhood parks, recreation centers, athletic fields, participant sports facilities, and sport assembly facilities operated by local governmental entities are examples of urban recreation facilities.

Demand for urban recreation is anticipated to grow under all of the Regional Plan alternatives. In order to meet the demand, capacity for urban recreation facilities must be reserved. However, capacity for most types of urban recreation uses is not reserved under the PAOT allocation system. Therefore, capacity to accommodate future recreation facility expansion is reserved as infrastructure services and has been accounted for through allocations set aside for urban development such as commercial floor area and tourist accommodation units. Many Community Plans have targets that also serve as capacity reserves for urban recreation. These are established as design capacity for persons, or DCPs.

### **Alternative 1 – Continuation of Existing Regional Plan**

#### **Summary**

The 1987 Regional Plan identified one goal for the Urban Recreation Subelement, and that is to provide sufficient capacity for local-oriented forms of outdoor and indoor recreation in urban areas. Two policies that enact this goal are to reserve sufficient public service and facility capacity to accommodate all forms of urban recreation, and to encourage the relocation of urban outdoor recreational facilities from sensitive areas to other suitable sites.

There would be no additional allocation of urban recreation capacity in the form of PAOTs or DCPs under Alternative 1. The PAOTs remaining from the 1987 Regional Plan would be allocated to new recreation projects, and DCPs remaining in the Community Plans would also be continued. The Code would be updated to reflect the number of PAOTs that remain to be allocated.

#### **Goals and Policies**

No changes are proposed to the goals and policies of the Urban Recreation Subelement under Alternative 1.

#### **Implementation Measures**

Support for urban recreation is implemented through numerous Code sections that will be retained with Alternative 1 for Urban Recreation projects. These sections are Chapter 18 for permissible land uses, Chapter 20 for coverage standards, with specific provisions for public outdoor recreation facilities, Chapter 26 for signs, which requires implementation of the TRPA Recreation Sign Guidelines, and Chapter 33 for allocation

of PAOTs, where applicable. Recreation Elements of the various Community Plans identify specific projects that support local recreation planning needs, and implement the Regional Plan Urban Recreation goals and policies.

## **Alternative 2**

### **Summary**

Within concentrated urban areas, urban recreation and urban open space would expand to keep pace with demand established by the Alternative 2 land use pattern. With redevelopment opportunities, Alternative 2 would provide a balance of recreation development to meet recreational needs (see Table Rec-2, Recreation Growth Scenarios 2005-2025). Additional emphasis is placed on urban open space by the addition of a new goal and three policies.

### **Goals and Policies**

The one goal and two policies from the 1987 Urban Recreation Subelement would be retained with minor amendment to clarify the language while maintaining the original intent. A new goal to support the conversion of public parcels with high development potential to neighborhood parks in urban areas and three related policies would be added, incorporating the following concepts:

- social gathering spaces such as pocket parks, playgrounds, plazas, squares, and similar sites as an amenity and to create a sense of place in urban centers
- open space managed for multiple values in commercial areas
- community open space included in new projects to improve natural values in more urbanized commercial areas
- open space designed to meet the needs and provide for public health, safety and welfare of users

### **Implementation Measures**

The following new measure is proposed under Alternative 2:

- Design standards and landscape requirements for urban recreation facilities will be included in the transect-based zoning system. These standards will include: community open space, public access and accessibility, and the support of natural values in urban areas.
- Provide incentives for the provision of community open space within new projects in PTOD districts.

## Alternative 3

### Summary

Based on Alternative 3's land use patterns, increased commercial development potential within the urban areas may result in competition for buildable land between recreation and non-recreation uses. As in Alternative 2, this Alternative places emphasis on urban open space by the addition of a new goal and three policies (see Table REC-2, Recreation Growth Scenarios 2005-2025).

### Goals and Policies

The Goals and Policies would be the same as those proposed for Alternative 2 with the exception that design standard changes will be made to Plan Area Statements and Community Plans (*and not the transect-based zoning system*).

### Implementation Measures

The following new measures are proposed under Alternative 3:

- Design standards and landscape requirements for urban recreation facilities will be included in the Plan Area Statement zoning system. These standards will include: community open space, public access and accessibility, and the support of natural values in urban areas.
- Require the provision of community open space within new projects in PTOD districts.

## Alternative 4

### Summary

Growth scenarios estimate that Alternative 4 would generate the least amount of recreation demand among the action alternatives, due to more restrictive development regulations. The reduced demand would mirror the overall higher emphasis on environmental gain and growth management in Alternative 4. As with the other action alternatives, new emphasis is placed on urban open space by the addition of a new goal and three policies. See Table REC-2, Recreation Growth Scenarios 2005-2025.

### Goals and Policies

The Goals and Policies for Urban Recreation would be the same as those proposed for Alternative 3.

### Implementation Measures

The implementation measures would be the same as those proposed in Alternative 3.



## **1.11.4 General Recreation Subelement**

### **Overview**

A broad spectrum of recreational opportunities can be enjoyed both in nonurban and urban settings, and numerous opportunities exist to provide varied and quality recreational experiences in the Lake Tahoe Region. High-quality recreational opportunities often depend on limiting conflicts between uses and ensuring that uses are compatible with the affected resources. Common issues between urban and nonurban recreation facilities lead to development of General Recreation as a new subelement for the action Alternatives 2, 3 and 4. The new General Recreation Subelement goals and policies would apply to a broad spectrum of recreation opportunities throughout the Tahoe Region.

The broad application of General Recreation goals and policies would focus efforts across dispersed, developed, and urban recreation facilities to provide a coordinated approach to ensure that the design of new recreation structures is sensitive to users and to the environment, provide public access to recreation sites through public land acquisition, and minimize impacts that limit access to existing public access points. A new policy to encourage the development of a Regional Recreation Plan would guide planning, design, and management of recreation opportunities on a regionwide level.

### **Alternative 1**

#### **Summary**

Because the General Recreation Subelement is newly proposed for the Regional Plan Update, and Alternative 1 is the “No Action” Alternative, this Subelement would not be included (and there would be no Goals, Policies, or Implementation Measures).

### **Alternatives 2, 3, and 4**

#### **Summary**

The three “action” alternatives’ addition of a General Recreation Subelement is the result of public and other agency input through the Pathway process. This new Subelement serves to consolidate the general issues applicable to the Dispersed, Developed, and Urban Recreation Subelements.

#### **Goals and Policies**

The General Recreation Subelement consists of two Pathway Desired Conditions. These will become two new goals, and they will be accompanied by eight policies. The first new goal is to provide a suitable spectrum of high-quality recreational opportunities while sustaining Tahoe’s natural setting. This captures the intent of the 1987 Dispersed Recreation goal (regarding the provision of high quality recreation opportunities) that was removed from the Dispersed Recreation Subelement.

The second new goal echoes the intent of the Recreation Threshold Policy Statement by seeking to provide additional high-quality access to natural areas where access is lawful and feasible, consistent with natural resource conditions and user expectations.

Four policies currently in Developed Recreation Subelement are amended and relocated to General Recreation, and four new policies are incorporated into this Subelement. The amended policies involve the following:

- expansion of recreation facilities in response to demand
- expansion of bike trails to provide alternatives for travel
- recreation development shall be consistent with the special resources of the area
- regulate intensity, timing, type, and location of use to protect resources and keep incompatible uses separate

The new policies address issues covering a variety of topics, including:

- development of a comprehensive Regional Recreation and Open Space Master Plan
- design requirements for new recreation facilities to be consistent with the landscape setting while meeting the needs of all users and responding to changes in recreation trends and technology
- supporting additional land acquisition for the purpose of public access
- considering the impact of public access due to limitations based on resource management purposes

### **Implementation Measures**

The 1987 Regional Plan policies that are relocated into General Recreation for Alternative 2, 3, and 4 are currently being implemented by regulations in Chapter 33, Growth Management (for expansion of recreation in response to demand, for recreation development consistent with special resources of the area, for regulating intensity, timing and type of use to protect the resource and to separate incompatible uses) and Chapter 20, Land Coverage. The following additional measures are proposed to implement goals and policies relating to General Recreation:

- A separate process for rights-of-way and public easement abandonments to require TRPA approval would be added to Chapter 41, Subdivision and Chapter 53, Shorezone Tolerance Districts. The goal is to preserve public access to the shoreline of Lake Tahoe and other public lands, except when conveyed to a public agency for protection of a natural resource or other overriding public purpose.
- A new finding would be added to Section 33.6, Growth Management that requires new or expanded recreation facilities to demonstrate non-motorized connectivity (walkability) between nearby residential neighborhoods, commercial areas, and recreation projects.
- Code Section 20.3.B(7), Coverage Standards, would be updated to add an accessibility requirement for new and existing recreation facilities.

Alternative 4 contains the following additional implementation measure:

- Update definition of “bike trail” to be separate from “transportation route.”

## **1.11.5 Recreation Education Subelement**

### **Overview**

Recreation Education is an important component of effective recreation planning and therefore is added as a new Subelement to action Alternatives 2, 3 and 4. It provides interpretive opportunities to disseminate information about recreation. Education and interpretation about recreation facilities, the resources within the facilities, and the availability of transportation options to get to the facilities is important to protect resources, alleviate overcrowding, and improve the visitor experience.

### **Alternative 1**

#### **Summary**

Because the Recreation Education Subelement is newly proposed for the Regional Plan Update, and Alternative 1 is the “No Action” Alternative, this Subelement would not be included (and there would be no Goals, Policies, or Implementation Measures).

### **Alternatives 2, 3, and 4**

#### **Summary**

The Pathway process identified the need for public and visitor education regarding recreation in the Tahoe Basin. The “action” Alternatives include a new goal and four new policies.

#### **Goals and Policies**

The new Recreation Education goal seeks to educate residents and visitors about recreation opportunities and how to engage in behavior appropriate to the unique natural and cultural environments of Lake Tahoe. Four policies would encourage additional signage (through a variety of forms, languages, and technologies) and interpretation to enhance the recreation experience. The purpose of these policies is also to help alleviate overcrowding at recreation facilities.

#### **Implementation Measures**

No Code amendments are proposed to implement goals and policies relating to recreation education; however, TRPA will continue to coordinate with partner agencies and stakeholders to implement the Lake Tahoe Recreation Sign Guidelines and the “Wayfinding” projects currently underway at the City of South Lake Tahoe and the North Shore.

**Table REC-2  
Recreation Growth Scenarios**

	Existing 2006	Planned in CP's	Alternative 1	Alternative 2	Alternative 3	Alternative 4
<b>Total Residential Units</b>	<b>46,970</b>		<b>48,170</b>	<b>52,670</b>	<b>53,370</b>	<b>50,770</b>
percent change			2.5%	11.8%	12.2%	7.1%
Additional SFD			150	3,500	4,200	2,000
Additional Multi			500	1,000	1,000	600
<b>Total Commercial FA</b>	<b>4,863,340</b>		<b>5,210,340</b>	<b>5,610,340</b>	<b>5,810,340</b>	<b>5,410,340</b>
percent change			7.1%	14.3%	16.9%	9.4%
Community Plans			160,000		300,000	
Special Projects (CEP)			187,000	200,000	300,000	
Transfer Incentive				200,000		200,000
<b>Total Tourist Units</b>	<b>11,714</b>		<b>11,966</b>	<b>12,166</b>	<b>12,366</b>	<b>11,966</b>
percent change			2.1%	3.7%	5.3%	2.1%
Bonus			252	200	400	
<b>Total Recreation</b>	<b>110,751</b>		<b>120,080</b>	<b>121,489</b>	<b>122,810</b>	<b>117,470</b>
percent change overnight			5.0%	10.0%	10.0%	2.5%
Overnight DCPs <sup>(1)</sup>	9,232		462	923	923	230
percent change summer			8.0%	8.0%	9.0%	6.0%
Summer DCPs <sup>(2)</sup>	64,888		5,191	5,191	5,840	3,890
percent change winter			5.0%	7.7%	10.0%	5.0%
Winter DCPs <sup>(3)</sup>	23,332		1,167	1,797	2,333	1,167
percent change dispersed			25.0%	25.0%	25.0%	25.0%
Dispersed DCPs <sup>(4)</sup>	8,774		2,194	2,194	2,194	2,194
percent change urban			7.0%	14.0%	17.0%	9.0%
Urban DCPs <sup>(5)</sup>		4,525	317	634	769	400
<b>Total Public Service FA</b>	<b>1,664,754</b>		<b>1,764,754</b>	<b>1,864,754</b>	<b>1,914,754</b>	<b>1,814,754</b>
percent change			5.7%	10.7%	13.1%	8.3%
PS FA			100,000	200,000	250,000	150,000
<b>Day Use (Ave. Day External Trips)</b>	<b>19,000</b>		<b>23,066</b>	<b>23,066</b>	<b>23,750</b>	<b>22,230</b>
percent change			21.40%	21.40%	25.00%	17.00%

<sup>(1)</sup> Overnight DCPs for Alternative 1B and 4 based on 1987 Regional Plan past trend distributions for overnight PAOTs. Alternative 4 increase estimated at one-half of the previous trend distributions utilized for Alternative 1B. For Alternatives 2 and 3, increase in overnight DCP's based on ten percent change from existing summer overnight recreationists to estimated summer overnight recreationists build-out (population change from 4,700 in 2005 to 5,180 in 2025). Includes developed camping, undeveloped camping and group facilities (source: TRPA Regional Recreation Plan Recreation Assessment, 2005).

<sup>(2)</sup> Summer DCP's estimated based on 37 percent of day use trip increase times existing summer DCPs (for example, 8% increase for Alternative 2 summer DCP is 37% of 21.4%). Summer day use percent estimated from NUSTATS 2004 Summer Visitor Travel Survey which found that "beach activities comprised one-third of activities done by Day Visitors

(37%).

<sup>(3)</sup> Winter DCPs for Alternative 1B and 4 increase based on Heavenly and Homewood planned ski area projects, allocated as PAOTs in PAS area. Heavenly PAOTs not allocated to projects = 1077; Homewood CEP project proposes to utilize 120 PAOTs for Homewood Master Plan project for a total of 1197 PAOTs (9.6% of total allocated winter PAOTs or 5% of total existing winter DCPs.) Alternative 3 based on 1B plus 1200 additional PAOTs estimated for potential expansion of Alpine (600) and Northstar (600) ski areas, or 10% of total existing winter DCPs. Alternative 2 based on 1,000 PAOTs removed from Northstar Ski Resort transect and PAS to correspond to USFS Forest Plan Map and 600 (NOTE: Heavenly requests that all 1000 from Northstar be transferred to Heavenly) of those transferred to Heavenly (1077 Heavenly + 120 Homewood + 600 transferred = 1797 or 7.7% of existing DCPs). (Northstar totals 8% of total allocated winter PAOTs or 4% of total existing winter DCPs.)

<sup>(4)</sup> Dispersed DCP's are based on 25% increase in visitation to USFS lands. This was estimated based on projected 50% increase in visitation to LTBMU estimated thru 2025, per *NVUM 2001*, with estimated 50% of visitors participating in dispersed recreation (hiking) *source: Recreation User Preference Survey, 2001*. NVUM data conflicts with data in Future Conditions report which stated that a minority of visitors use/need dispersed facilities. However, users of dispersed recreation also includes users of trails and bike trails, dispersed beach use as well as paved multi-use paths, and increases in these users will increase the percentage of dispersed recreation users. Dispersed recreation includes urban area trail connections as well as non-urban trails and paths that are less intensely developed.

<sup>(5)</sup> Urban DCP's based on planned urban facilities as listed in community plans. Percent of change tied to commercial growth, based on information from TRPA studies (Frequency & Duration and User Preference Survey) which found an increased rate of use by visitors of urban and developed recreation facilities.



## 1.12 Public Services and Facilities Element

### Overview

“Public Services and Facilities” is not a TRPA Threshold program area. The Compact calls for a *public services and facilities plan for the general location, scale and provision of public services and facilities, which, by the nature of their function, size, extent and other characteristics are necessary or appropriate for inclusion in the regional plan.*

The Compact allows additional development if both capacity and use for public services has been demonstrated. The overall limit on water use for the Tahoe Region has been set by the Truckee River Operating Agreement (TROA), signed on September 6, 2008. The limits for withdrawing surface water and groundwater from Lake Tahoe have been set at 23,000 acre-feet for California and 11,000 for Nevada, for a total limit of 34,000.

Water service capacity can be limited by water rights or by the infrastructure of individual purveyors’ facilities. This could affect allocations to certain jurisdictions. The Region’s sewer capacity was updated in the 1980s and is within the range necessary to accommodate full buildout as proposed under all of the alternatives described below.

The Public Services and Facilities Element of the Regional Plan allows for infrastructure upgrades and expansion to support existing and new development consistent with the plan. The need for reliable and adequate public services must be considered as part of project review and approval. Spills of liquid and solid waste must be prevented from degrading Lake Tahoe and the region’s surface water and groundwater. Schools and public-safety service providers are expected to utilize sufficient facilities and employ enough staff members to meet projected growth levels for the Region.

Currently, this Element contains four goals and eleven policies. Goals 1 and 2 and their associated policies allow for upgrading and expanding services and facilities to meet the needs of new development, provided that there is adequate sewer and water capacity. Water-conserving devices are required in new development as a means of complying with the limits of the 1969 California-Nevada Compact. Goal 3 and the policies that support it regulate wastewater discharge, require export of solid waste, and mandate garbage pick up. Goal 4 and its associated policies call for adequacy of educational and public health and safety services in meeting the demands of future anticipated population.

Regulations regarding public services and facilities are primarily found in Chapter 81, Water Quality Control, Chapter 83, Source Water Protection, and Chapter 27, Basic Service Requirements.

### Alternative 1—Continuation of Existing Regional Plan

#### Summary

Alternative 1, the “No Action” Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan for Public Services and

Facilities. Water service, sewer service, educational facilities and programs, and other public services and facilities will continue to be provided under the current system.

### **Goals and Policies**

No changes are proposed to this Subelement under Alternative 1.

### **Implementation Measures**

No changes are proposed to this Subelement under Alternative 1.

## **Alternatives 2, 3, and 4**

### **Summary**

Existing residential, tourist, commercial, and other development in the Tahoe Region requires supporting infrastructure, including water, sewer, and public health and safety programs. Additional development permitted under all “action” Alternatives would create the need for additional services. The Public Services and Facilities Element must provide for an adequate level of public services and facilities consistent with the Compact, the Regional Plan’s Thresholds, and its other Elements.

### **Goals and Policies**

Existing Goals 1, 3, and 4 have been retained. A clause stating that source water protection should be demonstrated in approving new development has been added to Goal 2.

Under Alternatives 2, 3, and 4, several new policies would be added to the Public Services and Facilities Element. The first new policy would be to co-locate public-service structures, such as high-voltage utility lines and cellular phone towers in order to protect scenic resources and public health and safety. Another new policy would create buffer zones around wells, springs, and lake intakes to protect public sources of drinking water.<sup>22</sup> In addition, new policies would be added to reduce current and potential degradation of water quality from sewage discharge.

TRPA has identified the need for conservation measures to comply with combined lake and groundwater withdrawal limits and state water rights allocations for the Tahoe Region on an annual basis, as stated in Section 204(b) of the 1990 Truckee-Carson-Pyramid Lake Water Rights Settlement Act (Public Law 101-618). Under Alternatives 2, 3, and 4, policy wording in the Public Services and Facilities Element would be changed to reflect the adoption and implementation of the TROA.

### **Implementation Measures**

Alternatives 2, 3, and 4 would include the following new measures to implement the new public services and facilities-related policies described above (Code Sections 18, 27, 81, and 83):

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<sup>22</sup> This proposed policy has already been implemented through changes to the Code (i.e., adoption of Chapter 83 in 1999 and adoption of the Shorezone Ordinances in 2008, which modified regulations regarding intake protection zones).

- Amend Chapter 18.2.C for permissible uses so that it is consistent with Chapter 30, Community Design, and prohibits new above-ground utility lines and telecommunication towers in residential neighborhoods and sensitive scenic areas.
- Amend Chapter 18.2.C for permissible uses so that it is consistent with Chapter 30, Community Design, and prohibits new high-voltage utility lines and towers that are not required to serve the Tahoe Basin (i.e., lines that serve only areas outside of the Basin).
- Amend Chapter 27.3.A to implement the TROA limit on withdrawal of water from the Tahoe Region.
- Amend Chapter 27.3.B to modify the waiver for fire water supply on new single-family dwelling permits in those areas where the existing water systems have inadequate water supply, pressure, and/or hydrants to allow for alternative fire protection designs that adequately comply with the intent of the adopted fire code.
- Amend Chapter 27.3.B to require that new development in urban areas be adequately served by fire hydrants (to be determined through consultation with the applicable local fire district and in compliance with the adopted fire code).
- Require that all wastewater facilities be connected to the nearest sanitary sewer where feasible. Where determined by TRPA to be infeasible, all existing wastewater discharges, including gray-water discharges, must be contained, pumped out, and discharged to a sanitary-sewer system (*see also the Water Quality Subelement and Code Chapter 81*).
- Amend Chapter 81.5.B to require all public wastewater agencies to prepare risk-based wastewater asset management plans that are consistent with federally mandated and state-mandated plans. These plans must describe the following:
  - inspection methodology and frequency
  - system redundancy
  - contingency plans that include shared infrastructure among utilities in case of emergency
  - asset management procedures
  - capital rehabilitation and replacement programs
  - customer outreach
  - cost/benefit analysis programsThe plans must also address the following:
  - gravity collection mains
  - trunk sewer mains
  - pump stations
  - sewer pressure pipes
  - appurtenances critical to the collection and transport of raw and treated wastewater within the Tahoe BasinCapital replacement and rehabilitation prioritization shall include weighting for environmental and/or public health impacts of failure based on asset condition and location in relation to SEZs, the Shorezone, or other environmentally

sensitive locations. Each wastewater agency's adopted plan must be provided to TRPA at the earliest possible date but no later than two to five years after adoption of the Regional Plan Update.

## 1.13 Implementation Element

The Implementation Element of the Regional Plan promotes commitment and coordination of effort, development of management and financial programs, and incorporation of a monitoring program to measure the progress of the Implementation Measures. It also contains a schedule for attaining TRPA's Regional Plan Thresholds consistent with the programs, strategies, and costs specified in the Goals and Policies.

Under Alternatives 2, 3, and 4, the Implementation Element would be revised and reorganized for clarity and cohesiveness. The current Implementation Element is divided into the following Subelements:

- (1) Institutional
- (2) Development and Implementation Priorities
- (3) Financing
- (4) Monitoring and Evaluation

In the "action" Alternatives for the Regional Plan Update, the first two Subelements would be reorganized to better reflect TRPA's strategies for carrying out its primary functions. In addition to being reorganized, the second Subelement would be renamed Performance Review and Implementation Scheduling, Financing would be renamed Environmental Improvement, and a new Education and Outreach Subelement would be added.

### 1.13.1 Institutional Partnerships Subelement

#### Overview

Implementation of the Regional Plan and attainment of the desired conditions for the Tahoe Region depend greatly on the relationships, resources, and actions of a large network of agencies, organizations, and individuals. Coordination and collaboration are integral components to ensure that the region's resources are used efficiently and that synergies are created to achieve goals and desired conditions. The 1987 Regional Plan emphasizes the importance of shared responsibilities between TRPA and other agencies, groups, and individuals.

#### Alternative 1— Continuation of Existing Regional Plan

##### Summary

The two goals and six policies of the Institutional Subelement focus on the cooperative arrangements involving planning and development review and implementation of capital improvement and remedial programs.

The implementation of Goals and Policies for Institutional Partnerships and cooperative arrangements has involved the creation of memoranda of understanding (MOUs) with local jurisdictions, state, and federal agencies to delegate various responsibilities including permitting, implementation of capital improvements, and mitigation projects.

### **Goals and Policies**

No changes to the Goals and Policies are proposed with Alternative 1.

### **Implementation Measures**

No changes to the Implementation Measures are proposed with Alternative 1.

## **Alternative 2**

### **Summary**

TRPA would take a partnership approach that relies on maintaining existing agreements (and creating new agreements where the need arises) with stakeholder groups, agencies, and jurisdictions to implement the updated Regional Plan.

### **Goals and Policies**

As stated above, the Institutional Partnerships Subelement would be reorganized. Besides better reflecting TRPA's strategies, the reorganization would give greater clarity to the collaborative framework by which the Regional Plan is implemented. Regulatory coordination would be addressed in Goal 1, and implementation through partnerships would be addressed in Goal 2.

Two major changes would be proposed: 1) policies relating to project review (which are currently under the goal of coordinating with partnering agencies), would be moved to the Performance Review and Implementation Scheduling Subelement; and 2) two new policies would be added to clarify the need to collaborate and delegate responsibilities in order to implement the Regional Plan.

### **Implementation Measures**

Alternative 2 would include the following new measures to implement the policies described above:

- Update MOUs with local jurisdictions and partner agencies (e.g., the Lake Tahoe Basin Management Unit) to reflect changes to the Goals and Policies and the Code.
- Amend Code Chapter 33 to disallow distribution of new CFA allocations unless a regional revenue source (or other source of funding for the local share of the EIP) is in place within five years of Regional Plan Update adoption to contribute to funding local governments' share of the EIP.

## **Alternative 3**

### **Summary**

TRPA would maintain its partnership approach. It would, however, expand existing agreements to delegate more authority to other agencies and Basin jurisdictions to achieve implementation of the Regional Plan Update.

### **Goals and Policies**

The goals and policies under Alternative 3 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

Alternative 3 would contain the same measures as Alternative 1, with the addition of the following:

- Amend Code Chapter 4, increasing the level of TRPA's delegation of authority over project review to local jurisdictions and expanding the list of exempt activities (i.e., activities exempted from TRPA permit requirements).
- Update MOUs with local jurisdictions and partner agencies (e.g., the Lake Tahoe Basin Management Unit) to reflect changes to the Goals and Policies and the Code.

## **Alternative 4**

### **Summary**

TRPA would maintain its partnership approach and continue to rely on existing agreements with stakeholder groups, agencies, and jurisdictions. TRPA's focus under Alternative 4, however, would be on creating regional solutions and programs to implement the updated Regional Plan.

### **Goals and Policies**

The goals and policies under Alternative 4 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

Alternative 4 would include the following new measures to implement the new institutional policies described above:

- Update MOUs with local jurisdictions and partner agencies (e.g., the Lake Tahoe Basin Management Unit) to reflect changes to the Goals and Policies and the Code.
- Develop an EIP Implementation Agency.
- Develop local and/or regional operation and maintenance districts to ensure the long-term effectiveness of EIP projects.





## **1.13.2 Performance Review and Implementation Scheduling (*formerly Development and Implementation Priorities*) Subelement**

### **Overview**

The Development and Implementation Priorities Subelement of the 1987 Regional Plan coordinates the implementation provisions and time schedules of each Regional Plan Element to achieve and maintain TRPA's adopted thresholds. Under the "action" alternatives (Alternatives 2, 3, and 4), this Subelement would be replaced by a new Subelement called Performance Review and Implementation Scheduling.

The Subelement would continue to address TRPA's environmental review and permitting functions. The four goals and twenty policies of existing Subelement contain direction on how to:

- direct residential development to appropriate locations in accordance with the thresholds;
- manage the growth of development through a schedule and allocation process that is tied to environmental evaluations;
- encourage consolidation of development through a transfer of development rights and transfer of land coverage program;
- and generate offsetting mitigation measures (which would accelerate progress toward meeting the environmental thresholds).

The measures to implement this Subelement are found in the Code in Chapter 33, Allocation of Development; Chapter 34, Transfer of Development; Chapter 37, Individual Parcel Evaluation System; and other chapters addressing transfers and mitigation.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the "No Action" Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan. The existing programs for the Threshold Evaluations, residential and commercial floor area allocations, the Individual Parcel Evaluation System (IPES), residential bonus units, tourist bonus units, transfers of development, and water quality/air quality mitigation would remain in effect and unchanged.

The implementation of the allocation systems would continue under Alternative 1 until the exhaustion of the remaining unused allocations occurs (see Table 1.13-2). All projects using these remaining allocations or proposing redevelopment of existing properties would continue to require offsetting mitigation for erosion and air quality as described in the existing policies. The transfer of existing development would continue to be allowed and encouraged. Existing regulatory and review systems would remain in place. Specifically:

- Thresholds would continue to be evaluated every five years with the next evaluation occurring in 2011. Under the “no action” Alternative, no additional allocations would be authorized.
- The existing IPES program would continue unchanged.
- Residential Allocations would continue to be allocated under the existing system and regulatory structure (i.e., Performance Review System, Sensitive Lot Retirement Program, Moderate Income Housing Program) until the remaining allocations are exhausted (approximately 110 Residential Allocations remain from the 1987 Regional Plan).
- Commercial Floor Area (CFA):
  - CFA within Community Plans would be implemented through the approved allocation process adopted in each Community Plan until exhausted (approximately 160,000 square feet remain from the 1987 Regional Plan).
  - CFA for Special Projects would be implemented through the Special Projects Program approval process until exhausted (187,000 square feet has been reserved but remains unallocated).
  - Irrevocable Commitment – the requirement that irrevocable commitments to implement EIP projects within Community Plans be funded and permitted prior to release of CFA would remain in effect.
- Tourist Accommodation Units (TAUs) would continue to be allocated under the existing system until the remaining units are exhausted (252 TAUs remain from the 1987 Regional Plan)
- Residential Bonus Units would be implemented through the existing regulatory structure (Affordable and Moderate Housing Programs) until the remaining units are exhausted (1000 Residential Bonus Units remain from the 1987 Regional Plan).
- Transfer of Development Rights would continue to be implemented through existing programs.
- The existing Water Quality and Air Quality Offset Mitigation Programs would remain in effect.

### **Goals and Policies**

No changes are proposed for this subelement under Alternative 1.

### **Implementation Measures**

No changes are proposed for this subelement under Alternative 1.

## **Alternative 2**

### **Summary**

Alternative 2 is designed to promote the best in implementation strategies through a combination of regulation and incentives. Under this Alternative, the goals of the 1987 Regional Plan would be updated to reflect the addition of new allocations for residential, tourist, and commercial floor area. In addition, policies would be amended to incorporate the Tahoe Maximum Daily Load (TMDL) by linking the release of commercial floor area allocations to achieving established interim targets.

### **Goals and Policies**

Under Alternative 2, Goal 1 and Policies 1–4 of the Institutional Subelement would be moved to the Performance Review and Implementation Scheduling Subelement because they relate to the review and approval of projects. Policy 5 would remain in the Institutional Subelement, as it relates to the need for a collaborative approach to enforcement. In addition, the following changes would be made to existing goals and policies:

- The allocation schedule and performance standards in the goals related to allocations and transfers of development rights, and in their supporting policies, would be updated.
- The goal related to mitigation would be amended to address mitigation requirements for all thresholds, not just for erosion control and transportation/air quality.

### Implementation Measures

The measures to implement the Performance Review and Implementation Scheduling Subelement under Alternative 2 would generally be found in the Code in Chapter 33, Allocation of Development; Chapter 34, Transfer of Development; Chapter 37, Individual Parcel Evaluation System; and other chapters addressing project review, transfers, and mitigation. Alternative 2 would revise existing systems and allocations and add additional allocations to those considered under Alternative 1 (see Table 1.13-2). Under Alternative 2, existing measures would be amended and several new measures would be added as follows:

- Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes:
  - Approximately 4,500 new residential allocations would be made available.
  - Allocations from the Allocation Pool can be used for the Resident Occupancy Program.<sup>23</sup>
  - An additional criterion would be added to the Performance Review System, creating a performance target for affordable housing development.
  - Moderate Income Housing units will be exempted from the allocation requirement.
  - Modify existing performance criteria for EIP projects to link jurisdictions' performance rating – and therefore the number of annual Residential Allocations they receive – to achievement of TMDL interim targets.
- Additional CFA plus the CFA remaining in the 1987 Regional Plan (see *Alternative 1*) would be available as follows:
  - Special Projects CFA. An additional 200,000 square feet of CFA would be available for special projects located within districts designated as Town Centers and Tourist Centers.
  - Transfer of Development CFA. An additional 200,000 square feet would be available for match for transfer of development from sensitive lands districts designated as PTOD areas.
  - EIP Linkage. Release of CFA between Year 1 and Year 5 would require a charter agreement setting forth the strategy and schedule to achieve EIP

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<sup>23</sup> This program is modeled after a similar program in effect in Pitkin County, Colorado. It would provide allocations for development of owner-occupied residential units.

- local funding revenue targets. This agreement would be signed by all EIP partners prior to any initial distributions of new allocations under this Plan.
- TMDL Linkage. Release of development allocations beyond Year 5 would be determined by evaluating the success of these implementing strategies and progress toward TMDL interim targets (*see also EIP Subelement*).
- Once a charter agreement is signed, the existing requirement that irrevocable commitments to implement water quality EIP projects within Community Plans prior to release of CFA would be in effect.
- TAUs. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan same plus 200 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1.
- Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as Town Centers and Tourist Centers.
- Transfer of Development Rights. With the exception of transfers involving CFA, the TDR program would continue to be implemented as under the current Plan.

## Alternative 3

### Summary

Alternative 3 is designed, in large part, to continue the implementation of the current system of regulations in the Tahoe Basin while allowing additional development beyond Alternative 1 and 2 to occur. Under this Alternative, the goals of the 1987 Regional Plan would be updated to reflect increased allocations equivalent to what was proposed in the 1987 Plan. Like Alternative 2, this Alternative recognizes the importance of achieving load reduction targets established in the TMDL and proposes to link release of new CFA to interim load reduction targets.

### Goals and Policies

Alternative 3's Goals and Policies would be the same as Alternative 2's.

### Implementation Measures

The measures to implement the Performance Review and Implementation Scheduling Subelement under Alternative 3 would generally be found in the Code in Chapter 33, Allocation of Development; Chapter 34, Transfer of Development; Chapter 37, IPES; and in other chapters addressing project review, transfers, and mitigation. The Implementation Measures under this Alternative would be revised as follows:

- Residential Allocations would continue to be allocated under the current system and regulatory structure. Approximately 5,200 new residential allocations would be made available.
- CFA. 600,000 square feet of new CFA plus the CFA remaining in the 1987 Regional Plan (*see Alternative 1*) would be available for distribution as follows:

- Community Plan CFA. An additional 300,000 square feet of CFA would be available for the 22 Community Plan areas and would be implemented through the existing allocation process.
  - Special Projects CFA. An additional 300,000 square feet of CFA would be available for use and implemented through the existing Special Projects provision in the Code.
  - TMDL Linkage. Distribution of new CFA would be determined by evaluating the success of these implementing strategies and progress toward TMDL interim targets (*see also EIP Subelement*).
  - When sufficient progress toward TMDL interim targets is verified, the requirement that irrevocable commitments to implement water quality EIP projects within Community Plans prior to release of CFA would be in effect.
- TAUs. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan same plus 400 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1.
  - Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as PTOD areas.
  - Transfer of Development Rights. With the exception of transfers involving CFA, the TDR program would continue to be implemented as under the current Plan.

## Alternative 4

### Summary

The development potential in Alternative 4 is lower than in Alternatives 2 and 3. Under this Alternative, the goals of the 1987 Regional Plan would be updated to reflect the reduced allocations for residential and commercial floor area. No additional TAUs are proposed in this Alternative. Similar to the other “action” Alternatives, Alternative 4 recognizes the importance of achieving load reduction targets established in the TMDL and proposes to link release of new CFA to the attainment of interim load reduction targets. However, unlike the other “action” Alternatives, Alternative 4 will require that irrevocable commitments to construct water quality projects are actually implemented prior to release of any CFA.

### Goals and Policies

Alternative 4’s Goals and Policies would be the same as Alternative 2’s.

### Implementation Measures

The measures to implement the Performance Review and Implementation Scheduling Subelement under Alternative 4 would generally be found in the Code in Chapter 33, Allocation of Development; Chapter 34, Transfer of Development; Chapter 37, IPES; and other chapters addressing project review, transfers, and mitigation. The Implementation Measures under this Alternative would be revised as follows:

- Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes:
  - 10% of annual allocations would be reserved for a Resident Occupancy Program.
  - Approximately 2,600 new residential allocations would be made available.
- CFA. The CFA remaining in the 1987 Regional Plan (see *Alternative 1*) would be available plus of 200,000 additional square feet reserved for transfer of development only. CFA would be distributed with incentives<sup>24</sup> as a matching reward to projects proposing transfer of commercial floor area from sensitive lands to districts designated as Town Centers and Tourist Centers.
  - TMDL Linkage. Distribution of new CFA would be determined by evaluating the success of these implementing strategies and progress toward TMDL interim targets (see also *EIP Subelement*).
  - When sufficient progress toward TMDL interim targets is verified, irrevocable commitment projects would be required to be constructed prior to release of CFA.
- TAUs. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan. There would be no new TAUs.
- Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be available only in districts designated as PTOD areas.
- Transfer of Development Rights. With the exception of transfers involving CFA, the TDR program would continue to be implemented as under the current Plan.

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<sup>24</sup> Additional height and density would be permitted with special findings within Town and Tourist Centers (see *Community Design Subelement for more details*).



### **1.13.3 Environmental Improvement Subelement** *(formerly Financing Subelement)*

The Financing Subelement of the 1987 Regional Plan provided for the creation of new revenue sources, the phasing of expenditures to meet performance targets, and coordination of financing programs with other agencies. It was primarily related to funding to aid implementation of the Capital Improvement Program (CIP).

Much of Financing's content within the Goals and Policies and the Code was established to offset the environmental impacts related to future growth. However, there remains a considerable amount of environmental degradation that is a result of development and use patterns predating the 1987 Regional Plan. The Environmental Improvement Program (EIP) was developed in conjunction with the 1997 Lake Tahoe Presidential Forum to address outdated development and use patterns, the continuing environmental degradation being caused by them, and past environmental degradation. Since 1997, the EIP has effectively replaced the CIP.

The EIP is a large, cooperative effort among federal, state, local, and private entities in the Tahoe Basin to preserve, restore, and enhance the unique natural and human environment of the Region. It is aimed at addressing preexisting environmental degradation and advancing compliance with the Tahoe Regional Planning Compact and attainment of Environmental Threshold Carrying Capacities (Thresholds). It is a primary implementation strategy for TRPA. By defining restoration needs for attaining and maintaining environmental goals through substantial investment of resources, the EIP increases the pace of Threshold attainment.

Although Code Chapter 31, Environmental Improvement Program, was created following the establishment of the EIP, corresponding goals and policies have not been updated and refer to the CIP. There are four goals and eleven policies of the existing Finance Subelement. The first of these goals and its two associated policies identify the need to develop revenue sources to implement CIP projects. The second goal and associated policies emphasize prioritization of projects and the coordination of implementation efforts. The last two goals and associated policies focus on meeting the identified performance targets for dissolved inorganic nitrogen, Stream Environment Zone (SEZ) restoration, and reduction of VMT and nitrogen oxide(s) emissions.

Because the CIP has been superseded by the EIP, all Alternatives (including the "no action" Alternative) propose modifications to the goals and policies that are currently in need of revision to achieve consistency with the EIP.

Chapter 31 of the Code of Ordinances describes the EIP and sets forth policy to guide updating the EIP Project List and Finance Plan. The Project List is found in the master list of projects, EIP Volume 2. After initial adoption of the list by the Governing Board, projects are placed on the list at the Executive Director's discretion based affirmative findings that the project will contribute to the attainment and/or maintenance of the Thresholds. Project implementers from the federal, state, local, and private sectors can propose projects for inclusion on the project list, which qualifies them for EIP-specific funding. Projects on the list are implemented as funding becomes available.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

Alternative 1, the “No Action” Alternative, assumes the continuation of the goals, policies, regulations, and programs of the 1987 Regional Plan with minor modifications to acknowledge the existence of the EIP. The updated EIP, adopted by the Governing Board in July 2009, would remain in effect and unchanged. Although the EIP represents a 10-year vision of restoration needs and costs, the Program would be ongoing throughout the 20-year life of the Regional Plan. Program strategies and priorities would be informed by 5-year Threshold evaluations.

The EIP focuses on achieving cross-Threshold benefits. Its six program areas are:

- Watersheds, Habitat and Water Quality;
- Forest Management
- Air Quality and Transportation;
- Recreation and Scenic resources;
- Applied Science and
- Program Assistance and Operations

These programs provide management direction for priority project development, establish measurable goals, contain 10-year funding needs assessments, and guide science efforts. The EIP allows for ongoing revisions to program goals and is capable of integrating new information generated from project implementation monitoring and associated program effectiveness research.

### **Goals and Policies**

Because the Finance Subelement’s goals and policies have not been updated since 1987 and still reference the CIP, they must be updated under Alternative 1. Because this is the “no action” Alternative, however, the amendment of these goals and policies would merely reflect the EIP’s existence and remove CIP references.

### **Implementation Measures**

There would be no new Implementation Measures proposed under Alternative 1. EIP projects would continue to be implemented as available funding allows.

## **Alternative 2**

### **Summary**

Under this Alternative, the EIP program will remain unchanged from Alternative 1. However, a new Environmental Improvement Subelement would be created, containing all relevant goals and policies associated with the EIP. Goals and policies requiring consultation with EIP partner agencies, the identification of project implementation funding sources, achievement of performance targets, and program accomplishment and financial reporting will be included in the new Subelement.

Additional goals addressing transportation implementation, climate change considerations, public education, and adaptive management will also be included. One new implementation measure is proposed to revise Code to mandate documentation of required elements of the EIP program. An implementation measure related to the development of a revenue source for funding the local share of the EIP is found in the Institutional and Performance Review and Implementation Scheduling Subelements.

### **Goals and Policies**

The proposed Environmental Improvement Subelement incorporates the Financing Subelement's Goals and Policies from the 1987 Regional Plan. These policies will be updated to include a focus on the EIP as opposed to the CIP (which was limited to water and air quality capital project financing and implementation).

The EIP's goals and policies under Alternatives 2, 3, and 4 are the same. The differences between the Alternatives are found in the implementation measures proposed that set forth options for financing the local share of the EIP. These measures are found in the Institutional and Performance Review and Implementation Scheduling Subelements<sup>25</sup>.

One new goal requires the consultation with EIP partner agencies in the development of the EIP and the five-year list of projects. Five associated policies are proposed that require the EIP to be managed as an implementation strategy of the Regional Plan and establishes the following required components of the EIP:

- descriptions of the six program areas;
- program targets or expected accomplishments;
- 10-year funding needs;
- a 5-year list of priority projects to be updated annually; and
- EIP partner consultation.

An existing goal requiring TRPA to provide funds to carry out the CIP and other programs of the Regional Plan would be modified to indicate that the Agency will assist in the identification and development of funding sources to implement programs and capital improvements. The change recognizes that many entities play a role in developing funding sources. Three policies under this goal will require that a finance plan be developed for the EIP, that TRPA develop and carry out financial programs to assist in the implementation of the EIP, and that the costs of the financial programs be equitably distributed among governmental entities and user groups.

An additional goal and two modified existing policies will require coordination among responsible agencies in the development of revenue programs and the application of regional revenue sources to high-priority EIP projects.

An existing goal and concerning the achievement of performance measures for dissolved inorganic nitrogen and restoration of SEZs will be amended to include the requirement that all EIP performance measures be achieved and validated through

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<sup>25</sup> In Alternative 2, an Implementation Measure is proposed that requires a local revenue source be in place within the first five years of the Regional Plan Update to provide funds to implement the local share of the EIP. It allows for commercial allocations to be distributed within the first five years but disallows additional distributions after five years unless a revenue source is in place.

monitoring and evaluation. Two policies set forth the responsibilities of federal, state, local, and private property owners in implementing and following the priorities of the EIP.

A similar goal requires the CIP to meet the transportation system performance targets for vehicle miles traveled and emissions of oxides of nitrogen. This goal will be updated to recognize the need to meet the desired conditions and goals contained in the Regional Transportation Plan (RTP). Two associated policies will be updated to reference the RTP and the EIP as opposed to the CIP.

The EIP will also address global climate change and with the aim of reducing greenhouse gas (GHG) emissions. The following policies will support this goal:

- The EIP will identify resource management activities that contribute to the reduction of GHGs and track reductions annually.
- The EIP will develop an adaptation strategy to ensure projects are designed to be effective over the long term in a changing climate.
- The best available science will be employed to design EIP projects adaptive to climate change and to better account for carbon sequestration in vegetation management projects.

The development of a system for tracking progress of the EIP is also proposed as a new goal. Two policies will require project implementers and funding entities to report financial expenditures and program accomplishments annually and that reporting utilize consistent methodology.

Incorporating the latest information generated through monitoring and research is proposed as a new goal, with a supporting policy requiring that project effectiveness and status and trend monitoring be incorporated into the EIP. A second supporting policy proposes the development of a system for ensuring the results of EIP science efforts inform the capital project development and implementation component of the EIP.

The importance of educating the public about the EIP program and accomplishments is contained in a new proposed goal. Two policies encourage the development of legislative briefing packets and providing assistance to EIP partners in gaining support for legislative agendas and local initiatives.

### **Implementation Measures**

Alternative 2 would include the following new measure to implement the new environmental improvement policies described above:

- Amend Code Chapter 31 to specify the required programmatic elements of the EIP.

## **Alternative 3**

### **Summary**

Under this Alternative, the EIP would remain unchanged from Alternative 2. The only difference is that the strategy for funding the local share of the EIP would involve an EIP implementation fee associated with each new square foot of commercial floor area.

### **Goals and Policies**

Even though Alternative 3 is the “status quo” Alternative, the goals and policies would be updated like in Alternative 2, so that the Regional Plan Update acknowledges the EIP. The difference between Alternative 3 and the other Alternatives would lie in the strategy to generate partial funding for the local share of the EIP through EIP implementation fees associated with allocations for new commercial floor area. This approach would reduce the amount of funding that would need to be generated through a local revenue generation program proposed in Alternative 2. It would provide for a clear and predictable link between making progress toward Threshold attainment and providing for additional growth and development.

### **Implementation Measures**

The Implementation Measure in Alternative 2 will also apply to Alternative 3. The funding measure cited above will be contained in the Institutional and Performance Review and Implementation Scheduling Subelements<sup>26</sup>.

## **Alternative 4**

### **Summary**

Under this Alternative, the EIP would remain unchanged from Alternative 2. The only difference is that the Implementation Measures related to EIP funding strategies (which are contained in the Institutional and Performance Review and Implementation Scheduling Subelements) differ from those in the other alternatives.

### **Goals and Policies**

The goals and policies under Alternative 4 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The Implementation Measure in Alternative 2 will also apply to Alternative 4, with the following exceptions bulleted below. The funding measures proposed in Alternative 4 for the EIP, like in other Alternatives, reside in the Institutional and Performance Review and Implementation Scheduling Subelements<sup>27</sup>.

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<sup>26</sup> Under Alternative 3, Chapter 33 would be amended to mandate that a fee be collected for each new square foot of CFA allocated, and that these funds would be used toward EIP implementation. The funds would be considered local revenue and made available to the local governments as fees are collected in the respective jurisdictions. The project proponent would not be required to construct environmental improvements above and beyond those required for mitigation purposes. This is in contrast to Alternative 2, which would rely on new development projects to construct significant environmental improvement above and beyond those required for mitigation purposes .

<sup>27</sup> Under Alternative 4, Implementation Measures related to capital regional revenue generation would be eliminated, and funding for EIP would be primarily a federal, state, and private responsibility. Local jurisdictions would focus available resource on operation and maintaining EIP projects over the long term to maintain their effectiveness. Area-wide treatment systems would need to be fully constructed before allocation of new development or allowance of transfers

- Allow a higher portion of local revenues (e.g. mitigation fees) to be used for O & M activities for EIP projects.
- Support local and regional efforts to develop maintenance districts for the purpose of operating maintaining capital improvements associated with the EIP.

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of existing development. This is in contrast to Alternative 2, which would rely on new development projects to construct significant environmental improvements above and beyond those required for mitigation purposes.

### **1.13.4 Education and Outreach Subelement**

There are no goals, policies, or implementation measures specifically related to education and outreach in the 1987 Regional Plan. However, TRPA maintains a communications and public-information staff and a strategic communications program. Communication and public-education products are designed both to inform target audiences and to foster environmental stewardship in support of TRPA's mission and, ultimately, attainment of thresholds. Public-education tools are used to promote transparency and openness to the community. These tools include a wide variety of media, ranging from news media, the Internet, newsletters, and brochures to public lectures, workshops, and research.

#### **Alternative 1—Continuation of Existing Regional Plan**

Under Alternative 1, TRPA's existing informal education and outreach program would not change.

#### **Alternative 2**

##### **Goals and Policies**

Under Alternative 2, TRPA would formalize its existing education and outreach program. A new goal would be added to the Education and Outreach Subelement to foster a greater understanding of TRPA programs and initiatives and, as a result, greater support for environmental stewardship of the Tahoe Region.

Seven associated policies would require TRPA to produce information products in a collaborative, apolitical manner crossing multiple information disciplines. The policies also would endorse the use of public opinion monitoring. The global intent of these policies is to increase understanding and support for the agency's initiatives and environmental stewardship that contributes to environmental thresholds.

**Implementation Measures**

There would be no regulatory code related to education and outreach; the above-stated policies would guide TRPA’s management practices and strategic planning efforts.

**Alternative 3**

**Goals and Policies**

The goals and policies under Alternative 3 would be the same as those proposed for Alternative 2.

**Implementation Measures**

There would be no regulatory code related to education and outreach; the above-stated policies would guide TRPA’s management practices and strategic planning efforts.

**Alternative 4**

**Goals and Policies**

The goals and policies under Alternative 4 would be the same as those proposed for Alternative 2.

**Implementation Measures**

There would be no regulatory code related to education and outreach; the above-stated policies would guide TRPA’s management practices and strategic planning efforts.

## 1.13.5 Monitoring and Evaluation Subelement

### Overview

The Tahoe Regional Planning Compact (PL 96-551, December 1980) was enacted to *encourage the wise use and conservation of the water of Lake Tahoe and of the resources of the area around the said lake* and directed TRPA to adopt Environmental Threshold Carrying Capacity (Thresholds) as a means to achieve this mandate and frame the range of strategies for inclusion in the Regional Plan.

The Thresholds are defined as “*environmental standards necessary to maintain a significant scenic, recreational, educational, scientific or natural value of the region or to maintain public health and safety within the region.*” Although the Compact directed TRPA to establish Thresholds as the basis for the Regional Plan, it did not explicitly set forth requirements to regularly monitor and assess Threshold achievement.

TRPA Resolution 82-11 was the mechanism by which TRPA formally adopting Thresholds and refined Compact direction to the Agency with respect to Regional Plan maintenance, use of science, and the establishment of a regional monitoring program (see *Resolution statement #4*). The Resolution provided guidance to the Agency to regularly review scientific and technical information as a means to justify revisions and amendment to Threshold Standards and Regional Plan policies and strategies (including development allocations, ordinances, capital improvements, etc.). Although not called out specifically, the inclusion of various findings and Resolution statements related to the periodic review and use of monitoring and scientific information found in Resolution 82-11 established an informal *adaptive management* approach to the conservation of the Lake Tahoe basin.

The Monitoring and Evaluation Subelement of the Implementation Element of TRPA’s Goals and Policies further refines guidance provided by Resolution 82-11. This Subelement provides goals and policies related to assessing the effectiveness of the Regional Plan in achieving environmental standards through implementation of a detailed monitoring program and the use of scientific investigations. It includes a fixed research agenda to reduce uncertainty related to cause and effect relationships for water quality, scenic quality, and fisheries; it endeavors to understand the economic impacts of the Regional Plan. The Subelement establishes the need for TRPA to adjust or revise Regional Plan strategies or programs in response to scientific discovery, environmental, or socioeconomic indicator trends relative to adopted Threshold standards.

Chapter 32 and 38 of TRPA’s Code of Ordinances implement policies found in the Monitoring and Evaluation Subelement. Chapter 32 provides the means and schedule by which Threshold standards and applicable Federal and State standards for water and air quality shall be attained and maintained. It directs staff to identify indicators that can be used to assess the status of environmental conditions relative to adopted standards. This chapter also includes direction to identify “supplemental measures” in response to failure of achieving Thresholds or Federal or State standards. Supplemental measures are additional actions that the agency can take to mitigate the effect of environmental degradation above and beyond adopted measures identified in the Regional Plan

(known as “compliance measures”). This chapter also provides the primary content requirements of Threshold Evaluation reports produced by TRPA staff every 5 years.

Chapter 38 of TRPA Code of Ordinances provides more specific guidance to the Agency for gathering and tracking basic information related to permitting and permit actions, parcel information, land banking, and development allocations.

Goals and policies for the Monitoring and Evaluation Subelement are proposed to be retained in one form or another for each Alternative under consideration. Fundamentally, the Monitoring and Evaluation Subelement for the “no action” Alternative will remain unchanged; all existing goals and policies would remain the same as today. For the remaining alternatives, monitoring and evaluation (and reporting) mandates and requirements would be retained, although amendments and modifications would be introduced to improve monitoring program implementation transparency and reflect more advanced monitoring and evaluation principles.

## **Alternative 1—Continuation of Existing Regional Plan**

### **Summary**

The Monitoring and Evaluation Subelement of the 1987 Regional Plan contains three goals and 16 policies that direct TRPA to evaluate progress toward Threshold achievement, improve understanding of cause-and-effect relationships (primarily for water quality), and implement a monitoring program. This Subelement established the policies for TRPA to conduct or facilitate research to reduce uncertainties related to factors affecting natural resources of concern, carry out monitoring to improve the Agency’s understanding of the status and trends associated with indicators used to assess Threshold standard compliance and report results and recommendations every 5 years. Without explicitly stating it, this Subelement established an adaptive management framework for the agency where the results and recommendations of monitoring and research would be used to make adjustment to the Regional Plan on a regular basis.

### **Goals and Policies**

No changes are proposed under Alternative 1.

### **Implementation Measures**

No changes are proposed under Alternative 1.

## **Alternative 2**

### **Summary**

Research, environmental modeling, and monitoring afford TRPA the ability to assess, understand, and predict environmental and socioeconomic conditions in the Tahoe Region. Information produced through research and monitoring efforts is fundamental to adaptive management and planning. Therefore, this information is needed to validate,

direct, or refocus TRPA’s regulatory policy and conservation strategies to achieve Threshold standards and the goals of the Regional Plan.

The purpose of the updated Monitoring and Evaluation Subelement would be to characterize TRPA’s goals and policies related to regional status and trend monitoring and evaluation (Threshold indicator monitoring), applied research and effectiveness monitoring, and implementation monitoring.

### **Goals and Policies**

Most of the principles that characterized the 1987 Monitoring and Evaluation Subelement Goals and Policies would be retained, including maintenance of a monitoring program, supporting research efforts, and regular reporting on threshold attainment status. However, the three existing goals would be reorganized to more clearly categorize the types of monitoring and research that TRPA should pursue in order to inform decision making: status and trend monitoring, applied research and effectiveness monitoring, and implementation monitoring.

A new policy would be added to encourage the use of the Lake Tahoe Management System to guide the continual improvement and implementation of TRPA’s threshold indicator monitoring program (i.e., Regional Status and Trend Monitoring and Evaluation Program). This management system is a formal program management process that requires explicit documentation of program elements, governance structure, roles and responsibilities, costs, and implementation schedules.

One major revision would be the removal of several policies that are, in effect, a specific list of scientific research needs. These policies would be replaced with one generic policy statement recognizing the need to conduct research as management or policy questions arise or uncertainties are revealed. This change recognizes that research needs are not static, but need to be updated as issues or concerns arise.

The updated Subelement would include a new policy that would direct TRPA to work toward replacing certain existing qualitative or ambiguously expressed Threshold standards (often framed as “policy statements”) with numeric standards to improve the Agency’s ability to consistently and objectively evaluate and report environmental conditions. For example, there are two Threshold “policy statements” within the Recreation Element that are qualitative in nature and would be replaced with numeric standards after sufficient public review, technical analysis, and environmental documentation are provided to justify the change. Likewise, policy language is included that directs TRPA to identify new threshold standards, when appropriate, to ensure that environmental values of the Region are achieved. This adjustment is consistent with direction provided in TRPA Resolution 82-11.

Updated policies would embrace new technologies in order to better manage data and improve the dissemination and availability of information through regular reporting of monitoring results and scientific discovery (e.g., using web-based reporting platforms). The updated Subelement would provide updated policies that encourage TRPA’s continued collaboration with other agencies and the scientific community.

### **Implementation Measures**

Alternative 2 would include the following new measure to implement the new monitoring and evaluation policies described above:

- Amend Chapters 32 and 38 of the Code to clarify Threshold monitoring, evaluation and reporting (e.g., schedule, format, agency response, definitions), and permit and development allocation activity tracking requirements. Prior to Code adoption, proposed amendments would be reviewed by a science committee, partner agencies and the public to ensure that the proposed strategies are focused on filling the most relevant information needs, are within budgetary constraints, are implementable, and meet scientific rigor.

## **Alternative 3**

### **Summary**

The purpose of the updated Monitoring and Evaluation Subelement under Alternative 3 would be the same as in Alternative 2: to characterize TRPA's goals and policies related to regional status and trend monitoring and evaluation (Threshold indicator monitoring), applied research and effectiveness monitoring, and implementation monitoring. Regardless of differences in land use and the level of development across the Alternatives, the purpose of the Monitoring and Evaluation Program remains largely the same.

### **Goals and Policies**

The goals and policies under Alternative 3 would be the same as those proposed for Alternative 2.

### **Implementation Measures**

The measures used to implement the new monitoring and evaluation policies for Alternative 3 would be largely the same as those for Alternative 2. Given the increased level of development and the related increase in potential environmental impacts assumed under Alternative 3, the following Implementation Measure from Alternative 2 is restated as follows:

- Amend Chapters 32 and 38 of the Code to clarify Threshold reporting (e.g., schedule, format, agency response, definitions), permit, and activity tracking requirements. The amendments would be reviewed by a science committee and partner agencies to ensure that the proposed strategies are focused on filling the most relevant information needs, are within budgetary constraints, are implementable, and meet scientific rigor. In addition, individual projects would be reviewed under these amended chapters to ensure compliance with permit conditions and assist with determining whether projects are meeting the stated environmental performance objectives.

## **Alternative 4**

### **Summary**

The purpose of the updated Monitoring and Evaluation Subelement under Alternative 4 would be the same as in Alternative 2: to characterize TRPA's goals and policies related to regional status and trend monitoring and evaluation (Threshold indicator monitoring), applied research and effectiveness monitoring, and implementation monitoring. Regardless of differences in land use and the level of development across the Alternatives, the purpose of the Monitoring and Evaluation Program remains largely the same.

**Goals and Policies**

The goals and policies under Alternative 4 would be the same as those proposed for Alternative 2.

**Implementation Measures**

The Implementation Measures under Alternative 4 would be the same as those proposed for Alternative 2.



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# **ALTERNATIVE 1**

## **Summary Matrix of Goals, Policies, and Implementation Strategies**

# Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
<b>Alternative 1 -- LAND USE</b>										
1.8.1 Land Use/J. Hitchcock	NONE	LU1 RESTORE, MAINTAIN, AND IMPROVE THE QUALITY OF THE LAKE TAHOE REGION FOR THE VISITORS AND RESIDENTS OF THE REGION.	NONE	U	N/A	LU1.1 THE PRIMARY FUNCTION OF THE REGION SHALL BE AS A MOUNTAIN RECREATION AREA WITH OUTSTANDING SCENIC AND NATURAL VALUES.	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU1	NONE	U	N/A	LU1.2 THE REGIONAL PLAN GIVES A HIGH PRIORITY TO CORRECTING PAST DEFICIENCIES IN LAND USE. THE PLAN SHALL ENCOURAGE A REDIRECTION STRATEGY FOR SUBSTANTIALLY AND ADVERSELY ALTERED AREAS, WHEREVER FEASIBLE.	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU1.3 THE PLAN SHALL SEEK TO MAINTAIN A BALANCE BETWEEN ECONOMIC HEALTH AND THE ENVIRONMENT.	NONE	U	N/A	Existing implementation measures.

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2 DIRECT THE AMOUNT AND LOCATION OF NEW LAND USES IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT.	NONE	U	N/A	LU2.1 THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	NONE	U	N/A	Existing implementation measures.

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	<p>LU2.2 SPECIFIC LAND USE POLICIES SHALL BE IMPLEMENTED THROUGH THE USE OF PLANNING AREA STATEMENTS FOR EACH OF THE PLANNING AREAS IDENTIFIED IN THE MAP INCLUDED IN THIS PLAN (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE AND CHARACTER HAVE BEEN MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING FIVE LAND USE CLASSIFICATIONS: CONSERVATION, RECREATION, RESIDENTIAL, COMMERCIAL AND PUBLIC SERVICE, AND TOURIST. THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. OTHER DETAILED PLANS, SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED. THESE DETAILED PLANS MAY COMBINE TWO OR MORE OF THE FIVE LAND USE CLASSIFICATIONS.</p>	NONE	U	N/A	Existing implementation measures.

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU2.3 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS.	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU2.4 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS.	NONE	U	N/A	Existing implementation measures.

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	<p>LU2.5 ALL PLAN AREA STATEMENTS, COMMUNITY PLANS, OR OTHER SPECIFIC PLANS ADOPTED BY THE AGENCY SHALL SPECIFY THE TOTAL ADDITIONAL DEVELOPMENT WHICH MAY BE PERMITTED WITHIN THE REGION, NOT TO EXCEED THE LIMITATIONS SET FORTH IN A, B, C, D, AND E, BELOW.</p> <p>RECONSTRUCTION AND RELOCATION OF EXISTING DEVELOPMENT ARE NOT CONSIDERED ADDITIONAL DEVELOPMENT. (SEE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT FOR GROWTH MANAGEMENT AND TRANSFER OF DEVELOPMENT PROVISIONS.)</p>	NONE	U	N/A	Existing implementation measures.

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU-2.6 IN ORDER TO BE RESPONSIVE TO THE NEEDS AND OPPORTUNITIES OF VARIOUS AREAS WITHIN THE REGION, SPECIFIC COMMUNITY PLANS (CPs) MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. COMMUNITY PLANS SHALL GUIDE DEVELOPMENT IN SPECIFIED AREAS FOR AT LEAST THE FIRST TEN YEARS OF THE PLAN AND SHALL BE KEPT CURRENT BY PERIODIC REVIEW. THE TRPA SHALL ACTIVELY ENCOURAGE PROMPT DEVELOPMENT OF COMMUNITY PLANS FOR ALL DESIGNATED AREAS, WITH A GOAL OF COMPLETING THE COMMUNITY PLANS BY DECEMBER 1, 1989. THE AREAS DESIGNATED SHALL BE THOSE WHERE COMMERCIAL USE IS CONCENTRATED OR SHOULD BE CONCENTRATED. THEY SHALL BE AREAS SERVED, OR EASILY SERVED, BY TRANSIT SYSTEMS, WHICH HAVE ADEQUATE HIGHWAY ACCESS, WHICH HAVE, OR CAN HAVE, HOUSING IN THE VICINITY AVAILABLE FOR EMPLOYEES WORKING IN THE AREA, AND WHICH OTHERWISE QUALIFY AS AREAS SUITABLE FOR	NONE	U	N/A	Existing implementation measures.

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						CONTINUED OR INCREASED LEVELS OF COMMERCIAL ACTIVITY. SOME AREAS, BECAUSE OF THEIR EXISTING AND PROPOSED DEVELOPMENT PATTERNS, MAY INCORPORATE MORE THAN COMMERCIAL USE CLASSIFICATIONS.				
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU-2.7 NO NEW DIVISIONS OF LAND SHALL BE PERMITTED WITHIN THE REGION WHICH WOULD CREATE NEW DEVELOPMENT POTENTIAL INCONSISTENT WITH THE GOALS AND POLICIES OF	NONE	U	N/A	Existing implementation measures.

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						THIS PLAN.				
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	<p>LU2.8 BUILDINGS, WHETHER CONFORMING OR NONCONFORMING, WHICH ARE DAMAGED OR DESTROYED BY FIRE OR OTHER SIMILAR CALAMITY, MAY BE REPAIRED OR REBUILT WITH NO REQUIREMENT FOR REDUCTION IN COVERAGE OR HEIGHT BY WAY OF FEE OR OTHERWISE. THIS POLICY APPLIES ONLY IF THE BUILDING IS RECONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ORIGINAL STRUCTURE AND, WITH NO INCREASE IN FLOOR AREA, LAND COVERAGE, HEIGHT, OR VOLUME. OTHER PROVISIONS GENERALLY APPLICABLE TO REHABILITATION OR RECONSTRUCTION OF BUILDINGS SHALL APPLY. THIS POLICY IS SUBJECT TO THE NATURAL HAZARDS SUBELEMENT, GOAL #1, POLICY 1. SPECIAL PROVISIONS SHALL APPLY TO BUILDINGS IN THE SHOREZONE, LAKEWARD OF THE HIGHWATER</p>	NONE	U	N/A	Existing implementation measures.

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						LINE.				

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU2.9 STRUCTURES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE OF THIS PLAN, BUT WHICH, BY VIRTUE OF THEIR DESIGN OR LOCATION, ARE PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU2.10 USES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE THIS PLAN, BUT WHICH ARE NOW PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU2.11 USES OF THE BODIES OF WATER WITHIN THE REGION SHALL BE LIMITED TO OUTDOOR WATERDEPENDENT USES REQUIRED TO SATISFY THE GOALS AND POLICIES OF THIS PLAN.	NONE	U	N/A	Existing implementation measures.

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1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU2.12 RESTORATION AND REHABILITATION SHALL BE A HIGH PRIORITY FOR IMPROVING ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER OF AREAS DESIGNATED FOR REDIRECTION BUT NOT INCLUDED IN A REDEVELOPMENT PLAN.	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU2.13 REDEVELOPMENT SHALL BE ENCOURAGED IN AREAS DESIGNATED FOR REDIRECTION TO IMPROVE ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER.	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	NONE	U	N/A	LU2.14 THE PROVISIONS SET FORTH IN ARTICLE VI (d) THROUGH VI (i) OF THE COMPACT APPLY TO TRPA REGULATION OF STRUCTURES HOUSING GAMING.	NONE	U	N/A	Existing implementation measures.

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU3 ALL NEW DEVELOPMENT SHALL CONFORM TO THE COEFFICIENTS OF ALLOWABLE LAND COVERAGE AS SET FORTH IN "THE LAND CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA NEVADA, A GUIDE FOR PLANNING, BAILEY, 1974."	NONE	U	N/A	LU3.1 ALLOWED BASE LAND COVERAGE FOR ALL NEW PROJECTS AND ACTIVITIES SHALL BE CALCULATED BY APPLYING THE BAILEY COEFFICIENTS, AS SHOWN BELOW, TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY. A. In the case of subdivisions approved by TRPA in conformance with the coefficients coverages assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or building sites, and common area facilities. A list of such PUDs appears in Attachment E. C. After December 31, 1988, for vacant residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined	NONE	U	N/A	Existing implementation measures.

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						<p>score under the IPES criteria for relative erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.)</p> <p>The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy.</p>				

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.1 Land Use/J. Hitchcock	NONE	LU3	NONE	U	N/A	<p>LU3.2 THE ALLOWED COVERAGE IN POLICY 1 MAY BE INCREASED BY TRANSFER OF LAND COVERAGE WITHIN HYDROLOGICALLY RELATED AREAS UP TO THE LIMITS AS SET FORTH IN A, B, C, D, AND F OF THIS POLICY:</p> <p>SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAPPED ACCESS, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS.</p> <p>LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT ARE FURTHER DESCRIBED IN GOAL #3 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.</p> <p>B. Commercial Facilities in a Community Plan: The maximum coverage allowed (Base + Transfer on an existing undeveloped parcel through a transfer program, shall be 70 percent of the land in capability districts 4 - 7, provided the parcel is within an approved community plan. For existing developed parcels, the maximum land coverage</p>	NONE	U	N/A	Existing implementation measures.

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						<p>allowed is 50 percent coverage transfers to increase coverage from the base coverage up to 50 percent, shall be at a ratio of 1:1. Coverage transfers to increase coverage above 50 percent, shall be at gradually increasing ratios, with the transfer ratio for all the coverage over 50 percent determined as indicated on the following graph:</p> <p>C. Tourist Accommodation Facilities, Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ration to increase coverage from the base coverage to 50 percent shall be at a ration of 1:1.</p>				

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1.8.1 Land Use/J. Hitchcock	NONE	LU3	NONE	U	N/A	POLICY #3.3 REHABILITATION, RECONSTRUCTION, AND UPGRADING OF THE EXISTING INVENTORY OF STRUCTURES, OR OTHER FORMS OF COVERAGE IN THE TAHOE REGION, ARE HIGH PRIORITIES OF THE REGIONAL PLAN. TO ENCOURAGE REHABILITATION AND UPGRADING OF STRUCTURES, THE FOLLOWING POLICIES SHALL APPLY:	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU3	NONE	U	N/A	LU3.4 LAND COVERAGE ALLOWED PURSUANT TO REDEVELOPMENT PLANS SHALL BE ESTABLISHED BY TRPA-APPROVED REDEVELOPMENT PLANS. HOWEVER, IN NO CASE SHALL THERE BE A NET INCREASE IN LAND COVERAGE IN THE REDEVELOPMENT PROJECT AREA.	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU4 PROVIDE TO THE GREATEST POSSIBLE EXTENT, WITHIN THE CONSTRAINTS OF THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES, A DISTRIBUTION OF LAND USE THAT ENSURES THE SOCIAL,	NONE	U	N/A	LU4.1 ALL PERSONS SHALL HAVE THE OPPORTUNITY TO UTILIZE AND ENJOY THE REGION'S NATURAL RESOURCES AND AMENITIES.	NONE	U	N/A	Existing implementation measures.

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		ENVIRONMENTAL, AND ECONOMIC WELLBEING OF THE REGION.								
1.8.1 Land Use/J. Hitchcock	NONE	LU4	NONE	U	N/A	LU4.2 NO PERSON OR PERSONS SHALL DEVELOP PROPERTY SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE.	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	GOAL LU5 COORDINATE THE REGULATION OF LAND USES WITHIN THE REGION WITH THE LAND USES SURROUNDING THE REGION.	NONE	U	N/A	LU5.1 THE REGIONAL PLAN SHALL ATTEMPT TO MITIGATE ADVERSE IMPACTS GENERATED BY THE PLAN WITHIN THE REGION, AND NOT EXPORT THE IMPACTS TO SURROUNDING AREAS.	NONE	U	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU5	NONE	U	N/A	LU5.2 THE AGENCY SHALL DEVELOP JOINT REVIEW AGREEMENTS WITH PUBLIC ENTITIES ADJOINING THE REGION TO CONSIDER ACTS OF DEVELOPMENT OR IMPACTS OF DEVELOPMENT THAT CROSS JURISDICTIONAL BOUNDARIES.	NONE	U	N/A	Existing implementation measures.

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<b>Alternative 1 -- HOUSING</b>										
1.8.2 Housing/TRPA	NONE	H1 TO THE EXTENT POSSIBLE, AFFORDABLE HOUSING WILL BE PROVIDED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION.	NONE	U	N/A	H1.1- SPECIAL INCENTIVES SUCH AS BONUS DEVELOPMENT UNITS, WILL BE GIVEN TO PROMOTE AFFORDABLE OR GOVERNMENT-ASSISTED HOUSING FOR LOWER INCOME HOUSEHOLDS (80 PERCENT OF RESPECTIVE COUNTY'S MEDIAN INCOME) AND FOR VERY LOW INCOME HOUSEHOLDS (50 PERCENT OF RESPECTIVE COUNTY'S MEDIAN INCOME). EACH COUNTY'S MEDIAN INCOME WILL BE DETERMINED ACCORDING TO THE INCOME LIMITS PUBLISHED ANNUALLY BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.	NONE	U	N/A	N/A
1.8.2 Housing/TRPA	NONE	H1	NONE	U	N/A	H1.2: LOCAL GOVERNMENTS WILL BE ENCOURAGED TO ASSUME THEIR "FAIR SHARE" OF THE RESPONSIBILITY TO PROVIDE LOWER AND VERY LOW INCOME HOUSING	NONE	U	N/A	N/A

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1.8.2 Housing/TRPA	NONE	H1	NONE	U	N/A	H1.3: FACILITIES SHALL BE DESIGNED AND OCCUPIED IN ACCORDANCE WITH LOCAL, REGIONAL, STATE AND FEDERAL STANDARDS FOR THE ASSISTANCE OF HOUSEHOLDS WITH LOW AND VERY LOW INCOMES. SUCH HOUSING UNITS SHALL BE MADE AVAILABLE FOR RENTAL OR SALE AT A COST TO SUCH PERSONS THAT WOULD NOT EXCEED THE RECOMMENDED STATE AND FEDERAL STANDARDS	NONE	U	N/A	N/A
1.8.2 Housing/TRPA	NONE	H1	NONE	U	N/A	H1.4: AFFORDABLE OR GOVERNMENT ASSISTED HOUSING FOR LOWER INCOME HOUSEHOLDS SHOULD BE LOCATED IN CLOSE PROXIMITY TO EMPLOYMENT CENTERS, GOVERNMENT SERVICES, AND TRANSIT FACILITIES. SUCH HOUSING MUST BE COMPATIBLE WITH THE SCALE AND DENSITY OF THE SURROUNDING NEIGHBORHOOD	NONE	U	N/A	N/A

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1.8.2 Housing/TRPA	NONE	H2 TO THE EXTENT FEASIBLE, WITHOUT COMPROMISING THE GROWTH MANAGEMENT PROVISIONS OF THE REGIONAL PLAN, THE ATTAINMENT OF THRESHOLD GOALS, AND AFFORDABLE HOUSING INCENTIVES PROGRAMS, MODERATE INCOME HOUSING WILL BE ENCOURAGED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION	NONE	U	N/A	H2.1: SPECIAL INCENTIVES, SUCH AS BONUS DEVELOPMENT UNITS, WILL BE MADE AVAILABLE TO PROMOTE HOUSING FOR MODERATE INCOME HOUSEHOLDS (120 PERCENT OF RESPECTIVE COUNTY'S MEDIAN INCOME). SUCH INCENTIVES SHALL BE MADE AVAILABLE WITHIN JURISDICTIONS THAT DEVELOP HOUSING PROGRAMS THAT ARE SUBSTANTIALLY CONSISTENT WITH AND COMPLEMENTARY TO THE REGIONAL PLAN	NONE	U	N/A	N/A
1.8.2 Housing/TRPA	NONE	H2	NONE	U	N/A	H2.2: RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL BE USED TO PROVIDE HOUSING FOR FULLTIME RESIDENTS OF THE TAHOE BASIN. SUCH UNITS SHALL NOT BE USED FOR VACATION RENTAL PURPOSES.	NONE	U	N/A	N/A
1.8.2 Housing/TRPA	NONE	H2	NONE	U	N/A	H2.3: RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL REMAIN PERMANENTLY WITHIN THE PROGRAM	NONE	U	N/A	N/A

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<b>Alternative 1 - NOISE</b>										
1.8.3 Noise/C. Emmett	NONE	Page II-21 of the G&P, Goal 1: Single event noise standards shall be attained and maintained	N-1 - Single Event Noise Single event noise levels are controlled to preserve the serenity of the community and neighborhood and provided abundant quiet recreation areas.	A	Pathway agreement	NONE	N-1.1 - Single Event Noise Levels Adopt and implement policies, programs, and regulations to control single event noise levels and preserve serenity at the earliest practicable date.	N	Policy supports goal and sets up ratioN/AI for development of code for implementation purposes.	N. Imp 39 Aircraft -- Update aircraft noise standards to reflect the Airport Settlement Agreement and other current conditions. N. Imp 40 Off-Road Motorcycle -- Update Off-road motorcycle noise standards on the CA side of the Region to be consistent with state regulations.
1.8.3 Noise/C. Emmett	NONE	Page II-23 of the G&P, Goal 2: COMMUNITY NOISE EQUIVALENT LEVELS SHALL BE ATTAINED AND MAINTAINED.	N-2 - Community Noise Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	A	Pathway agreement	NONE	N-2.1 - Community Noise Levels Adopt and implement policies, programs, and regulations to meet community noise standards and preserve serenity at the earliest practicable date.	N	Follows Community noise goal	N. Imp 38 Education & Signage -- Marinas and boat launching facilities and off-highway recreation areas, shall post conspicuous notices of the noise ordinances and the impacts of noise. Signs prohibiting the use of engine brakes shall be posted on all highways. N. Imp 41 Buoys -- New buoys are prohibited in Shoreline areas out of attainment with CNEI standards based on TRPA's monitoring protocols.. N. Imp 42 Bouy

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

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										Density -- The increase in buoy density at buildout shall be maintained at levels that ensure CNEL levels are maintained 1dB below standards based on TRPA's monitoring protocols. N. Imp 43 Noise Analysis -- A noise analysis shall be completed when structures are expected to increase the number of boats on the lake by 5 or greater.
<b>Alternative 1 -- NATURAL HAZARDS (no changes proposed)</b>										
<b>Alternative 1 -- AIR QUALITY</b>										

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.5 Air Quality/C.Emmett	N/A	Page II-29 of the G&P, 2nd full ¶: Implementation of control measures contained in the Air Quality Plan should lead to attainment of the TRPA threshold standards and should also lead to attainment and maintenance of federal and state air quality standards.	N/A	U	Unchanged	Page II-1 of the G&P, Goal #1: Restore, maintain, and improve, the quality of the lake Tahoe Region for the visitors and residents of the Region.	N/A	U	N/A	AQ Imp 62 New AQ Stds -- Implement AQ standards adopted by California and the federal government in the applicable areas of the Basin.
<b>Alternative 2 -- WATER QUALITY (no changes proposed)</b>										
<b>Alternative 1 -- COMMUNITY DESIGN</b>										
1.8.7 Community Design/J. Hitchcock	NONE	CD1 INSURE PRESERVATION AND ENHANCEMENT OF THE NATURAL FEATURES AND QUALFITES OF THE REGION, PROVIDE PUBLIC ACCESS TO SCENI CVIEWS, AND ENHANCE THE QUALITY OF THE BUILT ENVIRONEMNT.	NONE	U	N/A	CD1.1 THE SCENIC QUALITY RATINGS ESTABLISHED BY THE ENVIRONMENTAL THRESHOLDS SHALL BE MAINTAINED OR IMPROVED.	NONE	U	N/A	Existing implementatin measures

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.7 Community Design/J. Hitchcock	NONE	CD1	NONE	U	N/A	CD1.2 RESTORATION PROGRAMS BASED ON INCENTIVES WILL BE IMPLEMENTED IN THOSE AREAS DESIGNATED IN NEED OF SCENIC RESTORATION TO ACHIEVE THE RECOMMENDED RATING.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2 REGIONAL BILDING AND COMMUNITY DESIGN CRITERIA SHALL BE ESTABLISHED TO ENSURE ATTAIMENT OF THE SCENIC THRESHOLDS, MAINTENANCE OF DESIRED COMMUNITY CHARACTER, COMPATIBILITY OF LAND USES, AND COORDINATED PROJECT REVIEW.	NONE	U	N/A	CD2.1 REGIONAL DESIGN REVIEW SHALL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REIGON. THIS REVIEW MAY ENTIAL ADDITIONAL REQUIREMENTS OR SPECIAL REQUIRMENTS NOT LISTED BELOW.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.A Site Design: All new development shall consider site design which includes, at a minimum:	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.A.(1) Existing natural features to be retained and incorporated into the site design.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.A.(2) Building placement and design to be compatible with adjacent properties and consideration of solar exposure, climate, noise, safety, fire protection, and privacy.	NONE	U	N/A	Existing implementation measures

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.A.(3) Site planning to include a drainage, infiltration, and grading plan meeting BMP standards.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.A.(4) Access, parking, and circulation to be logical, safe, and meet the requirements of the transportation element.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B Building Height, Bulk and Scale: Standards shall be adopted to ensure attractive and compatible development. The following shall be considered:	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B.(1) Building height shall be limited to two stories except that provisions for additional height requirements shall be provided for unique situations such as lighting towers, ski towers, steep sites, redevelopment projects and tourist accommodation facilities.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B.(2) Building height limits shall be established to ensure that buildings do not project above the forest canopy, ridge lines, or otherwise detract from the viewshed.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B.(3) Buffer requirements shall be established for noise, snow removal, aesthetic, and environmental purposes.	NONE	U	N/A	Existing implementation measures

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B.(4) The scale of structures should be consistent with surrounding uses.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B.(5) Viewshed should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.C Landscaping: The following should be considered with respect to this design component of a project.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.C.(1) Native vegetation should be utilized whenever possible.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.C.(2) Vegetation should be used to screen parking and to alleviate long strips of parking space.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.C.(3) Plants should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	Policy CD-3.1.C.(4) Landscaping shall be consistent with defensible space criteria.	N	New policy proposed to require landscaping plans to be consistent with local, state, and federal defensible space criteria and regulations.	CD.IMP-1 Amend Chapter 30, Design Standards to require all landscape plans to be consistent with local and state defensible-space standards.

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.D Lighting: Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be considered.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.D.(1) Exterior lighting should be minimized with an emphasis on safety and should be consistent with the architectural design.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.D.(2) Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well placed, low intensity lights.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.D.(3) Lights should not blink, flash, or change intensity.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E Signing: In determining sign design, the following should be considered:	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(1) Off premise signs are prohibited.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(2) Signs should be incorporated into building design.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(3) When possible, signs should be consolidated into clusters to avoid clutter.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(4) Signage should be attached to buildings when possible.	NONE	U	N/A	Existing implementation measures

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(5) Standards for height, lighting, and square footage for on premise signs shall be formulated and shall be consistent with the land uses permitted in each district.	NONE	U	N/A	Existing implementation measures CD.IMP-3 Amend Chapter 26, Signs to permit the use of Changeable Message Signs (CMS) by State DOTs along designated scenic highway corridors if all community design and scenic impacts are fully mitigated.
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E Telecommunication Towers: The following should be considered with respect to locating telecommunication towers in the Tahoe Basin:	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2 Amend Chapter 30, Design Standards to add location standards and design standards for telecommunication towers.

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(1) Telecommunications towers should be sited in a manner that results in it not being visually evident from Lake Tahoe, designated scenic corridors and scenic resources, from public recreation areas and designated bicycle trails.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatio towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(2) Telecommunication towers should be sited in a manner that does not result in lake and ridgeline view blockage.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on	CD.IMP-2

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
									telecommunicatino towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(3) The height of telecommunication towers should be the minimum necessary to properly function and there is no feasible alternative requiring less height.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(4) When possible all efforts should be made to co-locate telecommunication devices on existing towers.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatio towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(5) Telecommunications towers should be constructed of materials that are of non-glare finish and earth tone colors that minimize reflectivity	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on	CD.IMP-2

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

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									telecommunicatino towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(6) When appropriate telecommunication towers should be constructed as a monopole and designed to micmic trees, colors and materials that are found in the surrounding natural environment.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD2.2 LOCAL JURISDICTIONS ARE ENCOURAGED TO ADOPT DESIGN GUIDELINES CONSISTENT WITH THE REGIONAL PLAN.	NONE	U	N/A	Existing implementation measures

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

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<b>Alternative 1 -- TRANSPORTATION (no changes proposed)</b>										
<b>Alternative 1 -- VEGETATION</b>										
1.10.1 Vegetation/ E. Carey	NONE	VG1 PROVIDE FOR A WIDE MIX AND INCREASED DIVERSITY OF PLANT COMMUNITIES IN THE TAHOE BASIN.	NONE	U	N/A	VG1.1 FOREST MANAGEMENT PRACTICES SHALL BE ALLOWED WHEN CONSISTENT WITH ACCEPTABLE STRATEGIES FOR THE MAINTENANCE OF FOREST HEALTH AND DIVERSITY, PREVENTION OF FIRE, PROTECTION OF WATER QUALITY, AND ENHANCEMENT OF WILDLIFE HABITATS.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG1	NONE	U	N/A	VG1.2 OPPORTUNITIES TO IMPROVE THE AGE STRUCTURE OF THE PINE AND FIR PLANT COMMUNITIES SHALL BE ENCOURAGED WHEN CONSISTENT WITH OTHER ENVIRONMENTAL CONSIDERATIONS.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG1	NONE	U	N/A	VG1.3 FOREST PATTERN SHALL BE MANIPULATED WHENEVER APPROPRIATE AS GUIDED BY THE SIZE AND DISTRIBUTION OF	NONE	U	N/A	

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						FOREST OPENINGS.				
1.10.1 Vegetation/ E. Carey	NONE	VG1	NONE	U	N/A	VG1.4 EDGE ZONES BETWEEN ADJACENT PLANT COMMUNITIES WILL BE MAXIMIZED AND TREATED FOR THEIR SPECIAL VALUE RELATIVE TO PLANT DIVERSITY AND WILDLIFE HABITAT.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG1	NONE	U	N/A	VG1.5 PERMANENT DISTURBANCE OR UNNECESSARY ALTERATION OF NATURAL VEGETATION ASSOCIATED WITH DEVELOPMENT ACTIVITIES SHALL NOT EXCEED THE APPROVED BOUNDARIES [OR FOOTPRINTS] OF THE BUILDING, DRIVEWAY, OR PARKING STRUCTURES, OR THAT WHICH IS NECESSARY TO REDU	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG1	NONE	U	N/A	VG1.6 THE MANAGEMENT OF VEGETATION IN URBAN AREAS SHALL BE IN ACCORDANCE WITH THE POLICIES OF THIS PLAN AND SHALL INCLUDE PROVISIONS THAT ALLOW FOR THE PERPETUATION OF THE NATURAL APPEARING LANDSCAPE.	NONE	U	N/A	

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1.10.1 Vegetation/ E. Carey	NONE	VG1	NONE	U	N/A	VG1.7 DISTURBANCE OR REMOVAL OF FOREST LITTER SHOULD BE AVOIDED TO PROMOTE THE NATURAL CATCHMENT OF NUTRIENTS.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG1	NONE	U	N/A	VG1.8 REVEGETATION OF DISTURBED SITES SHALL REQUIRE THE USE OF SPECIES APPROVED BY THE AGENCY. TRPA SHALL PREPARE SPECIFIC POLICIES DESIGNED TO AVOID THE UNNECESSARY USE OF LANDSCAPING WHICH REQUIRES LONGTERM IRRIGATION AND FERTILIZER USE.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG1	NONE	U	N/A	VG1.9 ALL PROPOSED ACTIONS SHALL CONSIDER THE CUMULATIVE IMPACT OF VEGETATION REMOVAL WITH RESPECT TO PLANT DIVERSITY AND ABUNDANCE, WILDLIFE HABITAT AND MOVEMENT, SOIL PRODUCTIVITY AND STABILITY, AND WATER QUALITY AND QUANTITY.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG2 PROVIDE FOR THE MAINTENANCE AND RESTORATION OF SUCH UNIQUE ECOSYSTEMS AS WETLANDS, MEADOWS, AND OTHER RIPARIAN VEGETATION.	NONE	U	N/A	VG2.1 RIPARIAN PLANT COMMUNITIES SHALL BE MANAGED FOR THE BENEFICIAL USES OF PASSIVE RECREATION, GROUNDWATER RECHARGE, AND NUTRIENT CATCHMENT, AND AS WILDLIFE HABITATS.	NONE	U	N/A	

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1.10.1 Vegetation/ E. Carey	NONE	VG2	NONE	U	N/A	VG2.2 RIPARIAN PLANT COMMUNITIES SHALL BE RESTORED OR EXPANDED WHENEVER AND WHEREVER POSSIBLE.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG3 CONSERVE THREATENED, ENDANGERED, AND SENSITIVE PLANT SPECIES AND UNCOMMON PLANT COMMUNITIES OF THE LAKE TAHOE BASIN.	NONE	U	N/A	VG3.1 UNCOMMON PLANT COMMUNITIES SHALL BE IDENTIFIED AND PROTECTED FOR THEIR NATURAL VALUES.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG3	NONE	U	N/A	VG3.2 THE POPULATION SITES AND CRITICAL HABITAT OF ALL SENSITIVE PLANT SPECIES IN THE LAKE TAHOE BASIN SHALL BE IDENTIFIED AND PRESERVED.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG3	NONE	U	N/A	VG3.3 THE CONSERVATION STRATEGY FOR TAHOE YELLOW CRESS IN THE LAKE TAHOE BASIN SHALL FOSTER STEWARDSHIP FOR THIS SPECIES.§ (1) Providing education to landowners; (2) Providing technical and planning assistance to landowners with Tahoe Yellow Cress to develop stewardship plans; and (3) Streamlining the Tahoe Yellow Cress project review process, while protecting the species and its habitat.	NONE	U	N/A	

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1.10.1 Vegetation/ E. Carey	NONE	VG4 PROVIDE FOR AND INCREASE THE AMOUNT OF LATE SERAL/OLD GROWTH STANDS WITHIN THE LAKE TAHOE BASIN.	NONE	U	N/A	VG4.1 STANDS EXHIBITING LATE SERAL/OLD GROWTH CHARACTERISTICS SHALL BE MANAGED TO ALLOW THESE STANDS TO SUSTAIN THESE CONDITIONS.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG4	NONE	U	N/A	VG4.2 STANDS NOT EXHIBITING LATE SERAL/OLD GROWTH CHARACTERISTICS SHALL BE MANAGED TO PROGRESS TOWARDS LATE SERAL/OLD GROWTH.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG4	NONE	U	N/A	VG4.3 PRESCRIPTIONS FOR TREATING THESE STANDS WILL BE PREPARED ON A STANDBY BASIS. EACH PRESCRIPTION WILL DEMONSTRATE/EXPLAIN HOW IT WILL PROMOTE LATE SERAL OR OLD GROWTH CHARACTERISTICS PRIOR TO APPLYING ANY MECHANICAL TREATMENT OR PRESCRIBED FIRE.	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG4	NONE	U	N/A	VG4.4 RETAIN LARGE TREES AS A PRINCIPAL COMPONENT OF LATE SERAL/OLD GROWTH ECOSYSTEMS.	NONE	U	N/A	

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1.10.1 Vegetation/ E. Carey	NONE	VG4	NONE	U	N/A	VG4.5 RETAIN TREES OF MEDIUM AND SMALL SIZE SUFFICIENT TO PROVIDE FOR LARGE TREE RECRUITMENT OVER TIME, AND TO PROVIDE STRUCTURAL DIVERSITY. PREFERABLY, THESE TREES WILL BE THE MOST VIGOROUS IN THE STAND USING ONE OF THE STANDARD TREE CLASSIFICATIONS. IN AD	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG4	NONE	U	N/A	VG4.6 USE OF PRESCRIBED FIRE IS PREFERRED TO REDUCE FIRE HAZARD AND PERPETUATE DESIRED NATURAL ECOLOGICAL PROCESSES. MANUAL AND MECHANICAL TREATMENT MAY BE USED TO REDUCE FOREST FUEL LEVELS AND TO IMPROVE LATE SERAL FOREST CONDITIONS IN ADDITION TO, OR IN	NONE	U	N/A	
1.10.1 Vegetation/ E. Carey	NONE	VG5 THE APPROPRIATE STOCKING LEVEL AND DISTRIBUTION OF SNAGS AND COARSE WOODY DEBRIS SHALL BE RETAINED IN THE REGIONS FORESTS TO PROVIDE HABITAT FOR ORGANISMS THAT DEPEND ON SUCH FEATURES AND TO PERPETUATE NATURAL ECOLOGICAL	NONE	U	N/A	VG5.1 ALLOW FOR A SUFFICIENT NUMBER AND AN APPROPRIATE DISTRIBUTION OF SNAGS THROUGHOUT THE REGION'S FORESTS TO PROVIDE AND MAINTAIN HABITAT FOR SPECIES DEPENDENT ON SUCH FEATURES.	NONE	U	N/A	

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		PROCESSES.								
1.10.1 Vegetation/ E. Carey	NONE	VG5	NONE	U	N/A	VG5.2 ALLOW FOR AN APPROPRIATE AMOUNT, LEVEL AND DISTRIBUTION OF COARSE WOODY DEBRIS (DOWNED WOODY MATERIAL) THROUGHOUT THE REGION'S FORESTS TO MAINTAIN BIOLOGICAL INTEGRITY, TO STABILIZE SOIL, AND TO AFFORD A REASONABLE LEVEL OF FIRE SAFETY.	NONE	U	N/A	

### Alternative 1 -- WILDLIFE AND FISHERIES

(Alternative 1 continues the Goals, Policies and Implementation Measures of the current Regional Plan except for the following modifications listed below)

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.2 Wildlife and Fisheries/ T. Thayer	NONE	W1 MAINTAIN SUITABLE HABITATS FOR ALL INDIGENOUS SPECIES OF WILDLIFE WITHOUT PREFERENCE TO GAME OR NON-GAME SPECIES THROUGH MAINTENANCE OF HABITAT DIVERSITY.	NONE	U	N/A	NONE	WF-3.7 INVASIVE AND EXOTIC SPECIES: FORBID AND TAKE MEASURES TO PREVENT THE RELEASE OF INVASIVE, EXOTIC OR UNDESIRABLE NON-NATIVE AQUATIC SPECIES INTO THE REGION. CONTROL OR ERADICATE EXISTING POPULATIONS OF THESE SPECIES AND TAKE MEASURES TO PREVENT THE ACCIDENTAL OR INTENTIONAL RELEASE OF SUCH SPECIES INTO THE REGION.	N	New policy for aquatic habitats. Policy includes stronger language such as “eradication” and also increases protection by explicitly including accidental as well as intentional release.	WF.IMP-1 Policy guides implementation of projects through the EIP
<b>Alternative 1 -- SOIL CONSERVATION (no changes proposed)</b>										
<b>Alternative 1 -- SHOREZONE (no changes proposed)</b>										

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<b>Alternative 1 - SCENIC RESOURCES</b>										
1.10.5 Scenic Resources/J. Hitchcock	NONE	SR1 MAINTAIN AND RESTORE THE SCENIC QUALITIES OF THE NATURAL APPEARING LANDSCAPE.	NONE	U	N/A	SR1.1 ALL PROPOSED DEVELOPMENT SHALL EXAMINE IMPACTS TO THE IDENTIFIED LANDSCAPE VIEWS FROM ROADWAYS, BIKEPATHS, PUBLIC RECREATION AREAS, AND LAKE TAHOE.	NONE	U	N/A	Existing implementatin measures
1.10.5 Scenic Resources/J. Hitchcock	NONE	SR1	NONE	U	N/A	SR1.2 ANY DEVELOPMENT PROPOSED IN AREAS TARGETED FOR SCENIC RESTORATION OR WITHIN A UNIT HIGHLY SENSITIVE TO CHANGE SHALL DEMONSTRATE THE EFFECT OF THE PROJECT ON THE 1982 TRAVEL ROUTE RATINGS OF THE SCENIC THRESHOLDS.	NONE	U	N/A	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	NONE	SR1	NONE	U	N/A	SR1.3 THE FACTORS OR CONDITIONS THAT CONTRIBUTE TO SCENIC DEGRADATION IN IDENTIFIED AREAS NEED TO BE RECOGNIZED AND APPROPRIATELY CONSIDERED IN RESTORATION PROGRAMS TO IMPROVE SCENIC QUALITY.	NONE	U	N/A	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	NONE	SR2 IMPROVE THE ACCESSIBILITY OF LAKE TAHOE FOR PUBLIC VIEWING.	NONE	U	N/A	SR2.1 ENHANCE THE OPPORTUNITIES TO VIEW LAKE TAHOE BY DESIGNING VIEW	NONE	U	N/A	Existing implementation measures

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						CORRIDORS FROM HIGHWAYS.				
1.10.5 Scenic Resources/J. Hitchcock	NONE	SR2	NONE	U	N/A	SR2.2 SCENIC VIEWPOINTS FROM ROADWAYS SHOULD BE IDENTIFIED AND PULL-OFF FACILITIES PROVIDED ON PUBLIC PROPERTY, WHEREVER DESIRABLE.	NONE	U	N/A	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	NONE	SR2	NONE	U	N/A	SR2.3 SIGNS SHOULD BE PLACED ALONG THE ROADWAYS, AS APPROPRIATE, TO IDENTIFY PHOTO SITES AND SCENIC TURNOUTS.	NONE	U	N/A	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	NONE	SR2	NONE	U	N/A	SR2.4 TIME LIMITS FOR PARKING AT ROADSIDE TURNOUTS SHOULD BE ESTABLISHED.	NONE	U	N/A	Existing implementation measures
<b>Alternative 1 -- OPEN SPACE (no changes proposed)</b>										
<b>Alternative 1 -- STREAM ENVIRONMENT ZONE (no changes proposed)</b>										

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<b>Alternative 1 -- CULTURAL RESOURCES (no changes proposed)</b>										
<b>Alternative 1 -- ENERGY AND CLIMATE CHANGE (no current Goals and Policies speak directly to Climate Change)</b>										
1.10.9 Energy & Climate Change/TRPA	NONE	E1 PROMOTE ENERGY CONSERVATION PROGRAMS AND DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES TO LESSEN DEPENDENCE ON SCARCE AND HIGH-COST ENERGY SUPPLIES	NONE	U	N/A	E1.1: ALL NEW DEVELOPMENT SHALL COMPLY WITH STATE AND FEDERAL ENERGY EFFICIENCY STANDARDS	NONE	U	Incorporation of energy efficiency standards in building design is a conservation strategy for reducing energy consumption and costs. Innovative techniques of reducing home and business energy needs should be encouraged	N/A
1.10.9 Energy & Climate Change/TRPA	NONE	E1	NONE	U	N/A	E1.2: A COORDINATED PROGRAM TO ENCOURAGE RECYCLING OF WASTE PRODUCTS SHOULD BE DEVELOPED	NONE	U	Reusable waste products such as newspaper and aluminum cans should be targeted for recycling by providing a coordinated program of collections	N/A

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1.10.9 Energy & Climate Change/TRPA	NONE	E1	NONE	U	N/A	E1.3: DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES SHOULD BE ENCOURAGED WHEN SUCH DEVELOPMENT IS BOTH TECHNOLOGICALLY AND ENVIRONMENTALLY FEASIBLE.	NONE	U	A variety of techniques for providing alternative energy sources are both technologically and economically feasible. Environmentally acceptable techniques should be allowed whenever desirable	N/A
1.10.9 Energy & Climate Change/TRPA	NONE	E1	NONE	U	N/A	E1.4: ENVIRONMENTAL IMPACTS TO THE FISHERY, INSTREAM FLOWS, AND SCENIC QUALITY OF ALL PROPOSED HYDROELECTRIC PROJECT SITES SHALL BE CONSIDERED TOGETHER WITH OTHER ENVIRONMENTAL CONSIDERATIONS	NONE	U	Dams and other water diversion facilities possibly pose the greatest single impact to the stream fishery. Project proposals must consider the impact on the resident and migratory fishery and adequately mitigate all significant adverse impacts	N/A
1.10.9 Energy & Climate Change/TRPA	NONE	E1	NONE	U	N/A	E1.5: INCORPORATE POLICIES 4 AND 5 OF GOAL #11, POLICIES 2,3,4,7, AND 8 OF GOAL #2, AND POLICIES 1,5,7,8, AND 9 OF GOAL #4 OF THE AIR QUALITY SUBELEMENT AS ENERGY SAVING MEASURES	NONE	U	These policies complement goals to improve the Basin's air quality and to reduce local consumption of energy	N/A

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<b>Alternative 1 -- RECREATION</b>										
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC1 PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION	SAME, RENUMBERED TO REC-4:	U	Goal was to be replaced with "improve day use, interpretive and overnight facilities" but the existing goal retained to preserve PAOT concept. See Goal 5.	DEV REC 1.3: PROVISIONS SHALL BE MADE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES CAPABLE OF ACCOMMODATING 6,114 PAOT IN OVERNIGHT FACILITIES AND 6,761 PAOT IN SUMMER DAY USE FACILITIES AND 12,400 PAOT IN WINTER DAY-USE FACILITIES	REC-4.3: PROVIDE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES CAPABLE OF ACCOMMODATING 5,720 PAOT IN OVERNIGHT FACILITIES AND 5,676 PAOT IN SUMMER DAY USE FACILITIES AND 7,133 PAOT IN WINTER DAY-USE FACILITIES.	A	Original updated. TWG had recommended repacing with "PROVISIONS SHALL BE MADE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES FOR OVERNIGHT SUMMER DAY USE (INCLUDING SHOREZONE), AND WINTER DAY-USE FACILITIES.	Rec.Dev.Imp-7: Rec.Dev.Imp-2:
<b>Alternative 1 -- PUBLIC SERVICES AND FACILITIES (no changes are proposed)</b>										
<b>Alternative 1 -- INSTITUTIONAL PARTNERSHIPS (no changes are proposed)</b>										

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<b>Alternative 1 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (no changes are proposed)</b>										
<b>Alternative 1 -- ENVIRONMENTAL IMPROVEMENT</b>										
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1: IN CONSULTATION WITH EIP PARTNER AGENCIES, DEVELOP PROGRAM AREAS AND FIVE-YEAR PROJECT LISTS AIMED AT MAKING SUBSTANTIAL PROGRESS TOWARD ACHIEVING, AND MAINTAINING, THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND IMPLEMENTING COMPACT TRANSPORTATION REQUIREMENTS .	N	Establishes purpose and core content of EIP	NONE	EI-1.1 THE EIP WILL BE DEVELOPED, UPDATED AND MANAGED AS REGIONAL PLAN IMPLEMENTATION STRATEGY	N	Identifies EIP as an implementation strategy of the Regional Plan.	

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.2 THE EIP SHALL CONTAIN THE FOLLOWING MINIMUM PROGRAM AREAS: 1) WATERSHEDS, HABITAT & WATER QUALITY, 2) FOREST MANAGEMENT, 3) AIR QUALITY AND TRANSPORTATION, 4) RECREATION AND SCENIC RESOURCES, 5) APPLIED SCIENCE AND 6) PROGRAM ADMINISTRATION	N	Policy identifies program areas of EIP	EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.3 PROGRAM AREAS SHALL INCLUDE PROGRAM DESCRIPTIONS, PROGRAMMATIC TARGETS AND 10-YEAR FUNDING TARGETS.	N	Defines content of program areas	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.4 A FIVE YEAR LIST OF PRIORITY PROJECTS CONSITANT WITH PROGRAM AREAS WILL BE DEVELOPED AND UPDATED ANNUALLY	N	Establishes nexus between program areas and project list and requires the "list" which is the specific actions or implementation measures to be taken	EIP.IMP-1

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.5 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES TO DEVELOP PRIORITY PROJECTS CONSISTENT WITH THE EIP.	N	This policy was previously located in the Financing sub-element (Goal 2, Policy 1) and has been updated to reflect the EIP (as opposed to CIP) and moved to the "EIP" section since the policy relates to development of the EIP project list.	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	F1 IN COOPERATION WITH OTHER AGENCIES, PROVIDE FUNDS TO CARRY OUT THE CAPITAL IMPROVEMENTS PROGRAM AND OTHER PROGRAMS OF THE REGIONAL PLAN, PROVIDE FOR REVENUE SOURCES THAT DISTRIBUTE COSTS EQUITABLY AMONG THE USERS OF THE BASIN, MEET PERFORMANCE OBJECTIVES, AND ATTAIN ENVIRONMENTAL THRESHOLDS.	EI-2: SUPPORT THE ENVIRONMENTAL IMPROVEMENT PROGRAM, AND OTHER PROGRAMS OF THE REGIONAL PLAN, BY IDENTIFYING A DIVERSITY OF FUNDING SOURCES AND ASSISTING IN THEIR DEVELOPMENT.	A	Goal is changed to reference EIP as opposed to CIP	F1-1 TRPA SHALL DEVELOP AND CARRY OUT FINANCIAL PROGRAMS TO PROVIDE THE FUNDING NECESSARY TO IMPLEMENT THE CAPITAL IMPROVEMENTS PROGRAM FOR WATER QUALITY AND TRANSPORTATION.	EI-2.1 TRPA SHALL DEVELOP AND CARRY OUT FINANCIAL PROGRAMS TO PROVIDE THE FUNDING NECESSARY TO ASSIST IN THE IMPLEMENTATION OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM.	A	Deleted reference to "capital improvement program for water quality and transportation" in order to to recognize need to fund all aspects of the EIP. Chaged policy to state that financial programs would be developed provide funding to implement CIP to "asssit in the implementation." Previous policy seemed to impley that TRPA would develop finanacial programs to provide funding to implement the entire EIP.	EIP.IMP-1

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1.13.3 EIP/P. Nielsen	NONE	F1	EI-2	A	Goal is changed to reference EIP as opposed to CIP	F2-2 FINANCIAL PROGRAMS SHALL PROVIDE FOR AN EQUITABLE DISTRIBUTION OF COSTS AMONG GOVERNMENTAL ENTITIES AND BASIN USER GROUPS.	EI-2-2 FINANCIAL PROGRAMS SHALL PROVIDE FOR AN EQUITABLE DISTRIBUTION OF COSTS AMONG GOVERNMENTAL ENTITIES AND BASIN USER GROUPS.	U	Renumbered	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	F1	EI-2	A	Goal is changed to reference EIP as opposed to CIP	NONE	EI-2.3 DEVELOP A FINANCE PLAN WHICH SUMMARIZES PROGRAM FINANCIAL NEEDS, ESTABLISHES FUNDING SECTOR SHARES (I.E. FEDERAL, STATE LOCAL, PRIVATE) IDENTIFIES DEXISTING AND POTENTIAL SOURCES OF FUNDS FOR THE PROGRAM, DETERMINES FUNDING GAPS, AND DEVELOPES A PROJECTION OF REVENUES NEEDED TO FUND ACTION PRIORITIES.	N	Establishes requirement to prepare a finance plan	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	F2 COORDINATE THE REVENUE PROGRAM FOR IMPLEMENTATION OF THE REGIONAL PLAN WITH OTHER RESPONSIBLE AGENCIES; DIRECT THE UTILIZATION OF REGIONAL	EI-3: COORDINATE THE REVENUE PROGRAM FOR IMPLEMENTATION OF THE REGIONAL PLAN WITH OTHER RESPONSIBLE AGENCIES; ASSIST IN DIRECTING THE UTILIZATION OF	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and	F2-1 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES AND ESTABLISH REGIONAL WATER QUALITY AND TRANSPORTATION PROJECT PRIORITIES CONSISTENT WITH THE REGIONAL PLAN.	See Policy EI-1.5	A	Modified and moved to "Environmental Improvement Progam" section (See Policy EI-1.5)	N/A

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		REVENUES TO SOLVE HIGH-PRIORITY WATER QUALITY AND TRANSPORTATION PROBLEMS.	REGIONAL REVENUES TO IMPELENT THE ENVIRONMENTAL IMPROVEMENT PROGRAM.		transportation. EIP did not exist at the time this policy was written.					
1.13.3 EIP/P. Nielsen	NONE	F2	EI-3	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-2 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES IN THE DEVELOPMENT AND IMPLEMENTATION OF LONG-TERM REVENUE PROGRAMS, TO AVOID DUPLICATION OF EFFORT, AND TO IMPROVE THE EFFICIENCY OF CAPITAL PROGRAMS.	EI-3.1 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES IN THE DEVELOPMENT AND IMPLEMENTATION OF REVENUE PROGRAMS, TO AVOID DUPLICATION OF EFFORT, AND TO IMPROVE THE EFFICIENCY OF ENVIRONMENTAL IMPROVEMENT PROGRAM	A	Updated to acknowledge EIP which did not exist when original policies were developed.	Chapter 33 includes measures that encourage the development of regional revenue through the metering of allocations and the installation of key water quality improvements within a defined period of time.
1.13.3 EIP/P. Nielsen	NONE	F3	EI-4	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-3 REGIONAL REVENUE SOURCES SHALL BE APPLIED TO HIGH-PRIORITY CAPITAL IMPROVEMENTS THROUGHOUT THE REGION.	EI-3.2 REGIONAL REVENUE SOURCES SHALL BE APPLIED TO HIGH-PRIORITY EIP PROJECTS THROUGHOUT THE REGION.	A	Updated to acknowledge EIP which did not exist when original policies were developed.	The use of mitigation funds, which are a form of local regional revenue, are implementation measures that are included in other sections of the Code.

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1.13.3 EIP/P. Nielsen	NONE	F3 THROUGH A CAPITAL IMPROVEMENTS PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MONITORING AND EVALUATION SUBELEMENT FOR REDUCTIONS IN LOADS OF DISSOLVED INORGANIC NITROGEN TO LAKE TAHOE AND RESTORATION OF SEZS.	SAME	U	N/A	F3-1 LOCAL UNITS OF GOVERNMENT, STATE TRANSPORTATION DEPARTMENTS, AND OTHER AGENCIES SHALL BE RESPONSIBLE FOR CARRYING OUT CAPITAL IMPROVEMENTS FOR WATER QUALITY, WITH OVERSIGHT BY TRPA. FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES SHALL BE MADE AVAILABLE TO LOCAL GOVERNMENTS.	SAME	U	N/A	
1.13.3 EIP/P. Nielsen	NONE	F3	SAME	U	N/A	F3-2 LOCAL UNITS OF GOVERNMENT AND STATE TRANSPORTATION DEPARTMENTS SHALL GENERALLY OBSERVE THE WATER QUALITY PRIORITIES SET FORTH IN THE CAPITAL IMPROVEMENTS PROGRAM TO ENSURE THAT CAPITAL IMPROVEMENTS AND AVAILABLE REVENUES ARE CONSISTENT.	SAME	U	N/A	
1.13.3 EIP/P. Nielsen	NONE	F4	SAME	U	N/A	F3-3 ALL CAPITAL IMPROVEMENTS PROJECTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE HANDBOOK OF BEST MANAGEMENT PRACTICES.	SAME	U	N/A	

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1.13.3 EIP/P. Nielsen	NONE	F4 THROUGH A CAPITAL IMPROVEMENTS PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MANAGEMENT AND EVALUATION SUBELEMENT FOR REDUCTIONS IN VEHICLE MILES TRAVELLED AND EMISSIONS OF OXIDES OF NITROGEN FOR PHASES I-IV OF THE TRANSPORTATION ELEMENT.	SAME	U	N/A	F4-1 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL BE RESPONSIBLE FOR CARRYING OUT THE TRANSPORTATION PORTION OF THE CAPITAL IMPROVEMENTS PROGRAM, WITH FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES, AND WITH THE OVERSIGHT OF TRPA.	EI-4.1 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL BE RESPONSIBLE FOR CARRYING OUT THE TRANSPORTATION PORTION OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM, WITH FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES, AND WITH THE OVERSIGHT OF TRPA.	A	Changed CIP to EIP	EIP-IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP, including the five-year list of projects which represent the priority projects that are eligible for funding through the use of mitigation fees, SNPLMA, NV Bond, etc. Chapter 4 of the Code specifies the level of review for all activities, including transportation projects. Chapter 5 outlines the environmental documentation requirements for those activities.
1.13.3 EIP/P. Nielsen	NONE	F4	SAME	U	N/A	F4-2 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL OBSERVE THE TRANSPORTATION IMPROVEMENT PRIORITIES SET FORTH IN THE CAPITAL IMPROVEMENTS PROGRAM TO ENSURE THE APPROPRIATE PHASING OF IMPROVEMENTS AND THAT CAPITAL IMPROVEMENTS PROGRAMS ARE CONSISTENT WITH	EI-4.2 THE TAHOE TRANSPORTATION DISTRICT, LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT AND PRIVATE ENTITIES SHALL OBSERVE THE TRANSPORTATION IMPROVEMENT PRIORITIES SET FORTH IN THE ENVIRONMENTAL IMPROVEMENT PROGRAM TO ENSURE THE APPROPRIATE PHASING OF IMPROVEMENTS	A	Changed CIP to EIP	

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						AVAILABLE FUNDING.	AND THAT CAPITAL IMPROVEMENTS PROGRAMS ARE CONSISTENT WITH AVAILABLE FUNDING.			
1.13.3 EIP/P. Nielsen	NONE	F4	SAME	U	N/A	F4-3 TRPA SHALL REVIEW AND APPROVE ALL TRANSPORTATION-RELATED CAPITAL IMPROVEMENTS PROJECTS.	SAME	U	N/A	
<b>Alternative 1 -- EDUCATION AND OUTREACH</b> <b>(this is a new Subelement proposed in the action alternatives only)</b>										
<b>Alternative 1 -- MONITORING AND EVALUATION</b> <b>(continues the Goals, Policies and Implementation Measures of the current Regional Plan)</b>										

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1 EVALUATE PROGRESS TOWARD ATTAINING AND MAINTAINING THE ENVIRONMENTAL THRESHOLDS THROUGH THE USE OF A DETAILED MONITORING PROGRAM AND PERFORMANCE STANDARDS.	NONE	U	N/A	ME 1.1 THE AGENCY SHALL USE REASONABLE PROGRESS LINES (SEE EXAMPLE, FIGURE 7) TO EVALUATE PROGRESS IN IMPLEMENTING THE REGIONAL PLAN. THE REASONABLE PROGRESS LINES SHALL BE SET FORTH IN AGENCY ORDINANCE.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1	NONE	U	N/A	ME1.2 BASED ON THE RESULTS OF THE SPECIAL STUDIES DESCRIBED UNDER GOAL #2, THE TRPA SHALL ADJUST THE REASONABLE PROGRESS LINES AT LEAST EVERY FIVE YEARS TO REFLECT THE BEST SCIENTIFIC KNOWLEDGE.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1	NONE	U	N/A	ME1.3 BASED ON DEGREE OF PROGRESS TOWARD ENVIRONMENTAL GOALS, AS MEASURED IN POLICY 1, TRPA SHALL MAKE ADJUSTMENTS IN THE REGIONAL PLAN.	NONE	U	N/A	Chapter 32

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2 IMPROVE UNDERSTANDING OF CAUSEEFFECT RELATIONSHIPS FOR LAKE TAHOE AND THE LAKE TAHOE REGION.	NONE	U	N/A	ME2.1 EVALUATE AND REFINE ESTIMATES OF NITROGEN LOADING TO LAKE TAHOE FROM RUNOFF AND ATMOSPHERIC DEPOSITION.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	NONE	U	N/A	ME2.2 DEVELOP INFORMATION ON THE EXACT SOURCES OF SEDIMENTS AND NUTRIENTS WITHIN INDIVIDUAL WATERSHEDS.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	NONE	U	N/A	ME2.3 EVALUATE THE EFFECTIVENESS OF BEST MANAGEMENT PRACTICES IN MITIGATING THE WATER QUALITY IMPACTS FROM THE WATERSHED, AND RECOMMEND REVISIONS TO THE HANDBOOK OF BEST MANAGEMENT PRACTICES AS APPROPRIATE.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	NONE	U	N/A	ME2.4 IMPROVE UNDERSTANDING OF THE CAUSEEFFECT RELATIONSHIPS AFFECTING VISUAL RANGE IN THE BASIN.	NONE	U	N/A	Chapter 32

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	NONE	U	N/A	ME2.5 IMPROVE THE UNDERSTANDING OF THE CAUSEEFFECT RELATIONSHIPS BETWEEN PIERS AND BUOYS AND FISH HABITATS AND FISH BEHAVIOR IN LAKE TAHOE.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	NONE	U	N/A	ME2.6 ESTABLISH INSTREAM FLOW STANDARDS FOR EACH OF THE BASIN'S TRIBUTARIES.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	NONE	U	N/A	ME2.7 EVALUATE THE FEASIBILITY AND EFFECTIVENESS OF PONDING FACILITIES ALONG STREAM CORRIDORS AS A STRATEGY FOR REMOVING INSTREAM LOADS OF SEDIMENT AND NUTRIENTS.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	NONE	U	N/A	ME2.8 TRPA SHALL CONDUCT A SURVEY TO IDENTIFY AREAS WHERE EXISTING EXCESS COVERAGE IS CAUSING ENVIRONMENTAL DAMAGE.	NONE	U	N/A	Chapter 32

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	NONE	U	N/A	ME2.9 TRPA SHALL STUDY ON A CONTINUING BASIS THE CAUSEEFFECT RELATIONSHIPS RELATED TO THE REGION'S ECONOMY, TO PROMOTE A BETTER UNDERSTANDING OF THE POSSIBLE ECONOMIC IMPACTS OF THE REGIONAL PLAN.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME3 IMPLEMENT A MONITORING PROGRAM TO EVALUATE THE ENVIRONMENTAL THRESHOLDS, THE EFFECTIVENESS OF THE REGIONAL PLAN, AND THE IMPLEMENTING ORDINANCES AND PROGRAMS.	NONE	U	N/A	ME3.1 THE AGENCY SHALL MAINTAIN AN OPERATIONAL MONITORING PROGRAM, CONSISTING OF PLANNING AND ADMINISTRATION, DATA COLLECTION, DATA STORAGE AND RETRIEVAL, AND DATA ANALYSIS. THE AGENCY SHALL USE THE PRODUCTS OF THIS PROGRAM TO IDENTIFY PROBLEMS AND EVALUATE PROGRESS UNDER THE REGIONAL PLAN.	NONE	U	N/A	Chapter 32

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME3	NONE	U	N/A	ME3.2 THE AGENCY WILL ESTABLISH A SCIENCE ADVISORY PANEL TO REVIEW PERIODICALLY THE TECHNICAL ASSUMPTIONS, TECHNIQUES, AND PROCEDURES ASSOCIATED WITH MONITORING AND ANALYSIS EFFORTS.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME3	NONE	U	N/A	ME3.3 THE AGENCY WILL PUBLISH PERIODIC REPORTS COVERING PROGRESS ON THRESHOLD ATTAINMENT AND MAINTENANCE, RESEARCH, AND OVERALL MONITORING RESULTS.	NONE	U	N/A	Chapter 32
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME3	NONE	U	N/A	ME3.4 THE AGENCY WILL ESTABLISH A SOCIOECONOMIC ADVISORY PANEL TO HELP DEVELOP A SOCIOECONOMIC MONITORING PROGRAM, TO PERIODICALLY REVIEW AND REPORT ON THE STATE OF THE BASIN'S ECONOMY AND MAKE RECOMMENDATIONS TO THE GOVERNING BOARD.	NONE	U	N/A	Chapter 32

## Alternative 1 – Summary Matrix of Goals, Policies, and Implementation Strategies

# **ALTERNATIVE 2**

## **Summary Matrix of Goals, Policies, and Implementation Strategies**

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
<b>Alternative 2 -- LAND USE</b>										
1.8.1 Land Use/J. Hitchcock	NONE	LU1 RESTORE, MAINTAIN, AND IMPROVE THE QUALITY OF THE LAKE TAHOE REGION FOR THE VISITORS AND RESIDENTS OF THE REGION.	SAME	U	N/A	LU1.1 THE PRIMARY FUNCTION OF THE REGION SHALL BE AS A MOUNTAIN RECREATION AREA WITH OUTSTANDING SCENIC AND NATURAL VALUES.	LU-1.1 THE PRIMARY FUNCTION OF THE REGION IS A MOUNTAIN RECREATION AREA WITH OUTSTANDING SCENIC AND NATURAL VALUES.	A	This amended policy is reworded for clarity.	Existing implementation measures.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU1	SAME	U	N/A	<p>LU1.2 THE REGIONAL PLAN GIVES A HIGH PRIORITY TO CORRECTING PAST DEFICIENCIES IN LAND USE. THE PLAN SHALL ENCOURAGE A REDIRECTION STRATEGY FOR SUBSTANTIALLY AND ADVERSELY ALTERED AREAS, WHEREVER FEASIBLE.</p>	<p>LU-1.2 THE REGIONAL PLAN GIVES A HIGH PRIORITY TO CORRECTING PAST DEFICIENCIES IN LAND USE. WHEREVER FEASIBLE, ENCOURAGE REDEVELOPMENT AND REHABILITATION OF SUBSTANTIALLY AND ADVERSELY ALTERED AREAS IN NEED OF IMPROVEMENT</p>	A	This amended policy is reworded for clarity.	<p>Existing implementation measures LU.IMP-1 Amend Chapter 13, Plan Area Statements to incorporate transect-based planning districts. LU.IMP-2 Amend Chapter 13, Plan Area Statements to establish and define the 10 transect-based planning districts. LU.IMP-3 Amend Chapter 13, Plan Area Statements to modify existing PAS to incorporate the transect districts and to consolidate similar land use types. LU.IMP-5 Amend Chapter 14, Community Plans to streamline the community plan process that reflects the updated transect-based planning districts. LU.IMP-8 Amend Chapters 21 &amp; 51, Density and Permissible Subdivisions to allow for the subdivision of units that are part of a vertical mixed-use facility that meet PTOD standards for location and design. LU.IMP-9 Amend</p>

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
										<p>Chapter 13, Plan Area Statements and the Land Use Map to designate certain areas as PTOD.</p> <p>LU.IMP-10 Amend Chapters 21 &amp; 22, Density and Height to promote compact vertical mixed-use facilities.</p> <p>LU.IMP-11 Amend Chapter 13, Plan Area Statements to designate high density residential areas, Neighborhood Centers, Town Centers, and Tourist Centers as preferred areas for PTOD.</p> <p>LU.IMP-12 Amend Chapter 13, Plan Area Statements to designate PTOD areas as preferred areas for infill development and transfer of development rights and transfer of existing development.</p> <p>LU.IMP-13 Amend Chapter 21, Density to establish a minimum density standard of 8 d.u./acre in PTOD areas.</p> <p>LU.IMP-14 Amend Chapter 21, Density to establish a new minimum density standard for mixed-</p>

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
										use projects in PTOD areas. LU.IMP-15 Amend Chapter 18, Permissible Uses to define mixed-used facilities. LU.IMP-16 Amend Chapter 22, Height to allow additional height for compact, vertical mixed-use facilities in PTOD areas. LU.IMP-17 Amend Chapter 20, Coverage to raise the maximum allowable coverage (base+transferred) to 70% for commercial, tourist accommodation, and mixed-use facilities on existing developed parcels within adopted community plan areas. LU.IMP-18 Amend Chapter 20, Coverage to allow soft coverage to be transferred for commercial, tourist accommodation, and mixed-use facilities located within adopted community plans when transferred from sensitive lands (land capability district 1-3). LU.IMP-19 Amend

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
										<p>Chapter 20, Coverage: coverage transfer ratio would be reduced to 1:1 (sending:receiving) for all transfers in excess of allowable base coverage when transferring coverage from sensitive lands (land capability districts 1-3) to commercial, tourist accommodation and/or mixed-use facilities, (ii) the coverage transfer ratio would be increased to 2:1 (sending:receiving) for all transfers in excess of allowable base coverage for transfers of coverage from non-sensitive lands (land capability districts 4-7) to commercial, tourist accommodation and/or mixed-use facilities</p> <p>LU.IMP-20 Amend Chapter 20, Coverage to allow land coverage from sending parcels located within TRPA-designated impaired watersheds could be transferred across Hydrologic Transfer Area Boundaries (i.e., anywhere in the Tahoe Basin)</p> <p>LU.IMP-23 Amend</p>

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
										<p>Chapter 33, Allocation of Development. The CFA system would be amended to focus allocations based on the Special Projects Program, transfers, and reuse of existing commodities within 9 transect districts designated as Town Center or Tourist Center. An additional 400,000 square feet of CFA would be created, and TRPA would designate the majority for land use districts designated as Town Center, Tourist Center, and Neighborhood Center (see Table LU-9). Existing requirements for local jurisdictions to meet their irrevocable commitment to implement environmental improvement projects prior to release of CFA will remain in effect. The Town Center and Tourist Center districts that would be the focus of additional allocations LU.IMP-26 Amend Chapter 35, Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan</p>

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
										<p>would be restricted to districts designated as Town Centers and Tourist Centers.                      LU.IMP-28                      Implement new development standards as described in the Community Design Subelement.</p>

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU1	SAME	U	N/A	NONE	LU-1.3 ENCOURAGE AND PROMOTE LAND USE DEVELOPMENT THAT IMPROVES COMMUNITY CHARACTER AND IMPROVES PROGRESS TOWARD THRESHOLD ATTAINMENT BY OFFSETING NEGATIVE ENVIRONMENTAL IMPACTS.	N	This new policy acts to support regulation that requires development be consistent with the natural values of the region and to enhance scenic quality and community character in the Tahoe Basin.	Existing implementation measures LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-28

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU1	SAME	U	N/A	LU1.3 THE PLAN SHALL SEEK TO MAINTAIN A BALANCE BETWEEN ECONOMIC HEALTH AND THE ENVIRONMENT.	LU-1.4 THE PLAN WILL SEEK TO MAINTAIN A BALANCE BETWEEN ECONOMIC HEALTH AND THE ENVIRONMENT.	A	This amended policy is reworded for clarity.	Existing implementation measures LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-28

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2 DIRECT THE AMOUNT AND LOCATION OF NEW LAND USES IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT.	LU-2 THE AMOUNT AND LOCATION OF LAND USES ARE DIRECTED IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT.	A	This amended goal is reworded for clarity.	LU2.1 THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	LU-2.1 LIMIT THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME IN ACCORDANCE WITH THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	A	This amended policy is reworded for clarity.	LU.IMP-23 LU.IMP-24 Amend Chapter 33, Allocation of Development. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan plus 200 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1. LU.IMP-25 Amend Chapter 33, Allocation of Development. Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes, 1) Approximately 4,500 new residential allocations would be made available, 2) Allocations from the Allocation Pool can be used for the Resident Occupancy Program, 3) Allow up to 200 allocations from TRPA's Allocation Pool to be used for the development of

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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										<p>deed-restricted, owner-occupied residential units, 4) Moderate Income Housing units will be exempted from the allocation requirement.</p> <p>LU.IMP-26 LU.IMP-27 Additional recreation uses would be permitted as specified within transect-based PASs, CP areas, or other Specific Plan areas (Chapter 33). PAOTs remaining in the 1987 Regional Plan would be allocated to new projects. For the developed outdoor recreational facilities requiring PAOTs, the total capacity of additional developed outdoor recreational facilities for the region is not to exceed 5,720 PAOTs for overnight facilities, 5,814 PAOTs for summer day-use facilities, and 7,273 PAOTs for winter day-use facilities. Additional recreation development not designated as developed outdoor recreation would be limited to those projects needed to</p>

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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										serve the other development permitted or anticipated by the Regional Plan Update (see the Recreation Element for more detail). LU.IMP-28

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	NONE	LU-2.2 DIRECT LAND USE AND GROWTH TO APPROPRIATE AREAS OF THE REGION AND CONCENTRATE ADDITIONAL DEVELOPMENT IN URBAN AREAS WHERE INFRASTRUCTURE CAPACITY AND FACILITIES CAN BE MADE AVAILABLE MOST EFFICIENTLY.	N	This new policy acts to support to direct growth and redevelopment to town centers, tourist centers, and neighborhood centers that have the supporting infrastructure and to promote concentrated development to reduce the reliance on the automobile.	LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-4 LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.2 SPECIFIC LAND USE POLICIES SHALL BE IMPLEMENTED THROUGH THE USE OF PLANNING AREA STATEMENTS FOR EACH OF THE PLANNING AREAS IDENTIFIED IN THE MAP INCLUDED IN THIS PLAN (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE AND CHARACTER HAVE BEEN MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING FIVE LAND USE CLASSIFICATIONS: CONSERVATION, RECREATION, RESIDENTIAL, COMMERCIAL AND PUBLIC SERVICE, AND TOURIST. THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. OTHER DETAILED PLANS, SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED. THESE DETAILED PLANS MAY COMBINE TWO OR	LU-2.3 USE FIVE LAND USE CLASSIFICATIONS TO IMPLEMENT GENERAL LAND USE POLICIES AND GUIDE ALLOWABLE LAND USES FOR EACH OF THE TRANSECT PLANNING AREAS IDENTIFIED IN THE REGIONAL PLAN MAP INCLUDED IN THIS DOCUMENT (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE, FORM AND CHARACTER HAVE BEEN MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING FIVE LAND USE CLASSIFICATIONS: CONSERVATION, RECREATION, RESIDENTIAL, COMMERCIAL AND PUBLIC SERVICE, AND TOURIST. FURTHERMORE, USE A TRANSECT-BASED ZONING SYSTEM CUSTOMIZED FOR THE NEEDS OF EACH OF THE TRANSECT PLANNING AREAS TO FURTHER SPECIFY THE GENERAL POLICY DIRECTION OF EACH OF THESE AREAS. MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AND PUBLIC SERVICE AREAS. OTHER DETAILED PLANS, SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND	A	This amended policy supports the implementation and incorporation of the transect districts into the Plan Area Statement land use system.	LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-5 LU.IMP-7 LU.IMP-8 LU.IMP-9 LU.IMP-11 LU.IMP-12

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						MORE OF THE FIVE LAND USE CLASSIFICATIONS.	REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED.			

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	NONE	LU-2.4 IMPLEMENT A TEN-DISTRICT TRANSECT-BASED ZONING SYSTEM TO IMPLEMENT THE GENERAL POLICY DIRECTION OF EACH TRANSECT PLANNING AREA. USE THE TEN TRANSECT DISTRICTS DESCRIBED BELOW TO SPECIFY INTENSITY OF USE, TYPES OF USE, AND FORM OF USE WITHIN A TRANSECT PLANNING AREA.	N	This amended policy supports the implementation and incorporation of the transect districts into the Plan Area Statement land use system.	LU.IMP-1 LU.IMP-2 LU.IMP-3
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.3 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS.	Renumber to Policy LU-2.5	E	NA	LU.IMP-1 LU.IMP-2 LU.IMP-4

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.4 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS.	LU-2.6 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. LOCALIZED CONDITIONS AND CONSIDERATIONS SHALL BE ADDRESSED THROUGH THE PLANNING AREA STATEMENTS AND THE TRANSECT DISTRICTS. EACH TRANSECT DISTRICT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS.	A	This amended policy supports the implementation and incorporation of the transect districts into the Plan Area Statement land use system.	LU.IMP-1 LU.IMP-2 LU.IMP-5 LU.IMP-9 LU.IMP-11 LU.IMP-12

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.5 ALL PLAN AREA STATEMENTS, COMMUNITY PLANS, OR OTHER SPECIFIC PLANS ADOPTED BY THE AGENCY SHALL SPECIFY THE TOTAL ADDITIONAL DEVELOPMENT WHICH MAY BE PERMITTED WITHIN THE REGION, NOT TO EXCEED THE LIMITATIONS SET FORTH IN A, B, C, D, AND E, BELOW. RECONSTRUCTION AND RELOCATION OF EXISTING DEVELOPMENT ARE NOT CONSIDERED ADDITIONAL DEVELOPMENT. (SEE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT FOR GROWTH MANAGEMENT AND TRANSFER OF DEVELOPMENT PROVISIONS.)	Renumber to Policy LU-2.7	E	N/A	LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-27

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1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.6 IN ORDER TO BE RESPONSIVE TO THE NEEDS AND OPPORTUNITIES OF VARIOUS AREAS WITHIN THE REGION, SPECIFIC COMMUNITY PLANS (CPs) MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. COMMUNITY PLANS SHALL GUIDE DEVELOPMENT IN SPECIFIED AREAS FOR AT LEAST THE FIRST TEN YEARS OF THE PLAN AND SHALL BE KEPT CURRENT BY PERIODIC REVIEW. THE TRPA SHALL ACTIVELY ENCOURAGE PROMPT DEVELOPMENT OF COMMUNITY PLANS FOR ALL DESIGNATED AREAS, WITH A GOAL OF COMPLETING THE COMMUNITY PLANS BY DECEMBER 1, 1989. THE AREAS DESIGNATED SHALL BE THOSE WHERE COMMERCIAL USE IS CONCENTRATED OR SHOULD BE CONCENTRATED. THEY SHALL BE AREAS SERVED, OR EASILY SERVED, BY TRANSIT SYSTEMS, WHICH HAVE ADEQUATE HIGHWAY ACCESS, WHICH HAVE, OR CAN HAVE, HOUSING IN THE	LU-2.8 IN ORDER TO BE RESPONSIVE TO THE NEEDS AND OPPORTUNITIES OF VARIOUS AREAS WITHIN THE REGION, SPECIFIC COMMUNITY PLANS (CPs) MAY BE DEVELOPED FOR DESIGNATED DESIGNATED PLAN AREAS. COMMUNITY PLANS SHALL GUIDE DEVELOPMENT IN SPECIFIED AREAS AND WILL BE KEPT CURRENT BY PERIODIC REVIEW. AREAS DESIGNATED FOR COMMUNITY PLAN DEVELOPMENT SHALL BE THOSE IDENTIFIED AS PEDESTRIAN/TRANSIT ORIENTED DEVELOPMENT (PTOD) DISTRICTS WHERE COMMERCIAL OR MIXED USES ARE CONCENTRATED OR SHOULD BE CONCENTRATED. THEY SHALL BE AREAS SERVED, OR EASILY SERVED, BY TRANSIT SYSTEMS, WHICH HAVE ADEQUATE HIGHWAY ACCESS, WHICH HAVE INFILL OR REDEVELOPMENT OPPORTUNITES, WHICH HAVE, OR CAN HAVE, HOUSING IN THE VICINITY AVAILABLE FOR EMPLOYEES WORKING IN THE AREA AT INTENSITIES AND DENSITIES THAT PROMOTE TRANSIT USAGE, WALKABILITY, AND OTHER MODES OF	A	This amended policy continues to support implementation of the community planning process and introduces and encourages development that is consistent with Pedestrian Transit-Oriented Development to promote walkability and reduce the reliance of the private automobile.	LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28

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						VICINITY AVAILABLE FOR EMPLOYEES WORKING IN THE AREA, AND WHICH OTHERWISE QUALIFY AS AREAS SUITABLE FOR CONTINUED OR INCREASED LEVELS OF COMMERCIAL ACTIVITY. SOME AREAS, BECAUSE OF THEIR EXISTING AND PROPOSED DEVELOPMENT PATTERNS, MAY INCORPORATE MORE THAN COMMERCIAL USE CLASSIFICATIONS.	TRANSPORATION, AND WHICH OTHERWISE QUALIFY AS AREAS SUITABLE FOR CONTINUED OR INCREASED LEVELS OF COMMERCIAL ACTIVITY. SOME AREAS, BECAUSE OF THEIR EXISTING AND PROPOSED DEVELOPMENT PATTERNS, MAY INCORPORATE MORE THAN COMMERCIAL USES.			
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.7 NO NEW DIVISIONS OF LAND SHALL BE PERMITTED WITHIN THE REGION WHICH WOULD CREATE NEW DEVELOPMENT POTENTIAL INCONSISTENT WITH	POLICY LU-2.9 PROHIBIT NEW DIVISIONS OF LAND WITHIN THE REGION WHICH WOULD CREATE NEW DEVELOPMENT POTENTIAL INCONSISTENT WITH THE GOALS AND POLICIES OF	A	This amended policy is reworded for clarity.	Existing implementation measures.

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						THE GOALS AND POLICIES OF THIS PLAN.	THIS PLAN.			
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.8 BUILDINGS, WHETHER CONFORMING OR NONCONFORMING, WHICH ARE DAMAGED OR DESTROYED BY FIRE OR OTHER SIMILAR CALAMITY, MAY BE REPAIRED OR REBUILT WITH NO REQUIREMENT FOR REDUCTION IN COVERAGE OR HEIGHT BY WAY OF FEE OR OTHERWISE. THIS POLICY APPLIES ONLY IF THE BUILDING IS RECONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ORIGINAL STRUCTURE AND, WITH NO INCREASE IN FLOOR AREA, LAND COVERAGE, HEIGHT, OR VOLUME. OTHER PROVISIONS GENERALLY APPLICABLE TO REHABILITATION OR RECONSTRUCTION OF BUILDINGS SHALL APPLY. THIS POLICY IS SUBJECT TO THE NATURAL HAZARDS SUBELEMENT, GOAL	Renumber to Policy LU-2.10	E	NA	Existing implementation measures.

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						#1, POLICY 1. SPECIAL PROVISIONS SHALL APPLY TO BUILDINGS IN THE SHOREZONE, LAKEWARD OF THE HIGHWATER LINE.				

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1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.9 STRUCTURES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE OF THIS PLAN, BUT WHICH, BY VIRTUE OF THEIR DESIGN OR LOCATION, ARE PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:	LU-2.11 STRUCTURES, LEGALLY EXISTING AS OF THE JULY 1, 1987, BUT WHICH, BY VIRTUE OF THEIR DESIGN OR LOCATION, ARE PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:	A	Policy reworded to specify the original adoption date of the 1987 Regional Plan.	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.10 USES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE THIS PLAN, BUT WHICH ARE NOW PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:	LU-2.12 USES, LEGALLY EXISTING AS OF JULY 1, 1987, BUT WHICH ARE NOW PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:	A	Policy reworded to specify the original adoption date of the 1987 Regional Plan.	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.11 USES OF THE BODIES OF WATER WITHIN THE REGION SHALL BE LIMITED TO OUTDOOR WATER-DEPENDENT USES REQUIRED TO SATISFY THE GOALS AND POLICIES OF THIS PLAN.	LU-2.13 LIMIT USES OF THE BODIES OF WATER WITHIN THE REGION TO OUTDOOR WATER-DEPENDENT USES REQUIRED TO SATISFY THE GOALS AND POLICIES OF THIS PLAN.	A	This amended policy is reworded for clarity.	Existing implementation measures.

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1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.12 RESTORATION AND REHABILITATION SHALL BE A HIGH PRIORITY FOR IMPROVING ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER OF AREAS DESIGNATED FOR REDIRECTION BUT NOT INCLUDED IN A REDEVELOPMENT PLAN.	LU-2.14 PRIORITIZE RESTORATION AND REHABILITATION FOR IMPROVING ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER OF AREAS DESIGNATED FOR REDIRECTION BUT NOT INCLUDED IN A REDEVELOPMENT PLAN.	A	This amended policy is reworded for clarity.	Existing implementation measures. LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.13 REDEVELOPMENT SHALL BE ENCOURAGED IN AREAS DESIGNATED FOR RE-DIRECTION TO IMPROVE ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER.	LU-2.15 ENCOURAGE REDEVELOPMENT IN AREAS DESIGNATED FOR REDIRECTION TO IMPROVE ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER.	A	This amended policy is reworded for clarity.	Existing implementation measures. LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	LU2.14 THE PROVISIONS SET FORTH IN ARTICLE VI (d) THROUGH VI (i) OF THE COMPACT APPLY TO TRPA REGULATION OF STRUCTURES HOUSING GAMING.	Renumber to Policy LU-2.16	E	N/A	Existing implementation measures.

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1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3 PEDESTRIAN TRANSIT-ORIENTED DEVELOPMENT AND LAND USE ESTABLISH ENHANCED PEDESTRIAN AND TRANSIT ORIENTED MIXED-USE DISTRICTS IN APPROPRIATE URBANIZED LOCATIONS THAT PROMOTE PEDESTRIAN FRIENDLY, WALKABLE, CONNECTED COMMUNITIES THAT PROVIDE A RANGE OF SERVICES, HOUSING CHOICES, AND TRANSPORTATION OPTIONS.	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	NONE	LU-3.1 PROMOTE COMPACT DEVELOPMENT PATTERNS THAT DISCOURAGE SINGLE-OCCUPANT AUTOMOBILE COMMUTING AND ENCOURAGE TRANSIT OR OTHER NONAUTOMOBILE-ORIENTED TRANSPORTATION.	N	New policy supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28
1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private	NONE	LU-3.2 DESIGNATE PEDESTRIAN TRANSIT ORIENTED DEVELOPMENT (PTOD) DISTRICTS THAT INCLUDE A MIX OF CIVIC, COMMERCIAL, , CULTURAL, INSTITUTIONAL, RESIDENTIAL, AND ENTERTAINMENT USES THAT SUPPORT THE CREATION OF A VIBRANT DESTINATION AND CENTRAL GATHERING PLACE FOR WORKERS,	N	New policy supports a mixing of uses within PTOD districts to promote vibrant community centers.	LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16

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					automobile.		VISITORS, AND RESIDENTS.			
1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	NONE	LU-3.3 PROMOTE THE DEVELOPMENT OF COMPACT, MIXED-USE DEVELOPMENT AND USES WITHIN DISTRICTS DESIGNATED AS PTOD DISTRICTS AND PROVIDE FOR TRANSIT, BICYCLE, AND PEDESTRIAN CHOICES WITHIN THESE AREAS.	N	New policy supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16
1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and	NONE	LU-3.4 PROMOTE THE DEVELOPMENT OF COMPACT DESIGNS TO REDUCE LAND COVERAGE.	N	New policy supports the use compact development to reduce the footprint of buildings structures to promote land coverage reduction.	LU.IMP-10 LU.IMP-16

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					reduce the reliance on the private automobile.					
1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	NONE	LU-3.5 PROMOTE PEDESTRIAN-ORIENTED DEVELOPMENT WITHIN WALKING DISTANCE OF TRANSIT OPPORTUNITIES AT DENSITIES AND INTENSITIES THAT WILL HELP SUPPORT TRANSIT USAGE.	N	New policy promote increased densities in PTOD districts to support transit use.	LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16
1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	NONE	LU-3.6 PROVIDE ADDITIONAL HEIGHT WITHIN PTOD DESIGNATED DISTRICTS TO PROMOTE COMPACT VERTICAL MIXED-USE DEVELOPMENT.	N	New policy support the increase of height in PTOD district as a tool to get compact development and land coverage reduction.	LU.IMP-10 LU.IMP-16

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1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	NONE	POLICY LU-3.7 SET MINIMUM DENSITY STANDARDS FOR DEVELOPMENT AND REDEVELOPMENT PROJECTS LOCATED WITHIN DESIGNATED PTOD DISTRICTS TO PROMOTE TRANSIT AND WALKABILITY.	N	New policy supports establishing minimum density standards to promote transit use and walkability.	LU.IMP-10 LU.IMP-13 LU.IMP-14
1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	NONE	LU-3.8 PROMOTE THE AVAILABILITY OF HOUSING WITH A RANGE OF TYPES AND AFFORDABILITY TO ACCOMMODATE PERSONS OF ALL INCOME LEVELS AND IN LOCATIONS THAT ARE NEAR EMPLOYMENT CENTERS, TRANSIT ROUTES, COMMERCIAL CENTERS, AND PUBLIC FACILITIES.	N	New policy promotes the addition of housing within PTOD districts to create living opportunities within cross proximity to services and employment centers. Such a strategy provides for opportunities to use alternatives modes of travel and reduce the reliance on the private automobile.	LU.IMP-10 LU.IMP-11 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-25 LU.IMP-26
1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	NONE	LU-3.9 ENCOURAGE ENHANCEMENT OF BICYCLE, PEDESTRIAN AND TRANSIT MODES ACCESS THROUGH PUBLIC AND PRIVATE INVESTMENT IN PTOD DISTRICTS.	N	New policy promotes the development of alternative modes of travel within PTOD districts to reduce the reliance on the private automobile.	LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16

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					community character, and reduce the reliance on the private automobile.					
1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	NONE	LU-3.9 CONNECT NEW DEVELOPMENT AND REDEVELOPMENT TO EXISTING AND FUTURE PEDESTRIAN LINKAGES AND BICYCLE FACILITES.	N	New policy promotes the incorporation and connection of alternative travel modes in new development and redevelopment to provide travel choices other than the private automobile.	LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16
1.8.1 Land Use/J. Hitchcock	NONE	NONE	LU-3	N	New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile.	NONE	LU-3.10 DEVELOPMENT REFLECTS THE PEDESTRIAN SCALE, ORIENTATION AND CHARACTER OF LAKE TAHOE AND ITS NATURAL SURROUNDINGS.	N	New policy promotes development and redevelopment that is pedestrian scale and within the context of the natural environment as a means to create attractive, vibrant community centers that are appropriate for the Tahoe Basin.	LU.IMP-28

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1.8.1 Land Use/J. Hitchcock	NONE	LU3 ALL NEW DEVELOPMENT SHALL CONFORM TO THE COEFFICIENTS OF ALLOWABLE LAND COVERAGE AS SET FORTH IN "THE LAND CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA-NEVADA, A GUIDE FOR PLANNING, BAILEY, 1974."	LU-4 ALLOWABLE LAND COVERAGE IN THE TAHOE BASIN SHALL BE SET IN ACCORDANCE WITH THE LAND CAPABILITY DISTRICT CLASSIFICATION METHODOLOGY AND DISTRICT-BASED LAND COVERAGE LIMITATIONS SET FORTH IN THE LAND-CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA-NEVADA, A GUIDE FOR PLANNING (BAILEY 1974).	A	This amended goal is reworded for clarity.	LU3.1 ALLOWED BASE LAND COVERAGE FOR ALL NEW PROJECTS AND ACTIVITIES SHALL BE CALCULATED BY APPLYING THE BAILEY COEFFICIENTS, AS SHOWN BELOW, TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY. A. In the case of subdivisions approved by TRPA in conformance with the coefficients assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or building sites, and common area facilities. A list of such PUDs appears in Attachment E. C. After December 31, 1988, for vacant residential parcels	LU-4.1 BASE ALLOWABLE LAND COVERAGE SHALL BE DETERMINED BY APPLYING THE ALLOWABLE LAND COVERAGE COEFFICIENTS DERIVED BY BAILEY (1974) (SHOWN BELOW) TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY. A. In the case of subdivisions approved by TRPA in conformance with the bailey coefficients, the coverages assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or building sites, and common area facilities. A list of such PUDs appears in Attachment E. C. After December 31, 1988, for vacant residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative	A	This amended policy is reworded for clarity.	LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22

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						<p>evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.)</p> <p>The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy.</p>	<p>erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.)</p> <p>The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy.</p>			

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.1 Land Use/J. Hitchcock	NONE	LU3	LU-4	A	This amended goal is reworded for clarity.	<p>LU3.2 THE ALLOWED COVERAGE IN POLICY 1 MAY BE INCREASED BY TRANSFER OF LAND COVERAGE WITHIN HYDROLOGICALLY RELATED AREAS UP TO THE LIMITS AS SET FORTH IN A, B, C, D, AND F OF THIS POLICY:</p> <p>SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAPPED ACCESS, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS.</p> <p>LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT ARE FURTHER DESCRIBED IN GOAL #3 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.</p> <p>B. Commercial Facilities in a Community Plan: The maximum coverage allowed (Base + Transfer on an existing undeveloped parcel through a transfer program, shall be 70 percent of the land in capability districts 4 - 7,</p>	<p>LU-4.2 LAND COVERAGE MAY BE INCREASED ABOVE THE BASE ALLOWABLE COVERAGE LIMITS SET IN POLICY 1, UP TO THE MAXIMUM ALLOWABLE LAND COVERAGE LIMITS SET FORTH IN A, B, C, D, AND F OF THIS POLICY, BY TRANSFER OF LAND COVERAGE FROM HYDROLOGICALLY RELATED AREAS AND TRPA DESIGNATED COVERAGE-IMPAIRED WATERSHEDS. SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAPPED ACCESS FOR PUBLIC HEALTH AND SAFETY, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS.</p> <p>LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT ARE FURTHER DESCRIBED UNDER GOAL #3 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.</p> <p>B. Commercial Facilities, Tourist Accommodation Facilities, and Mixed-Use Facilities in a Community Plan: The maximum coverage allowed (Base + Transfer - shall be 70 percent of the land in capability districts 4 - 7,</p>	A	<p>This amended policy is reworded for clarity. In the addition the policy is amended as follows:</p> <ul style="list-style-type: none"> <li>* To allow for coverage from designated coverage-impaired watersheds to be transferred across Hydrologic Transfer Area boundaries for the purpose of creating an incentive for coverage reduction in impaired watersheds.</li> <li>* To allow for the transfer of coverage for public health and safety reasons.</li> <li>* To allow for commercial, tourist accommodation, and mixed-use facilities to transfer in up to 70% coverage in adopted community plans to promote the concentration of development within community plan areas.</li> </ul>	<p>Existing implementation measures.</p> <p>LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22</p>

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						<p>provided the parcel is within an approved community plan. For existing developed parcels, the maximum land coverage allowed is 50 percent coverage transfers to increase coverage from the base coverage up to 50 percent, shall be at a ratio of 1:1. Coverage transfers to increase coverage above 50 percent, shall be at gradually increasing ratios, with the transfer ratio for all the coverage over 50 percent determined as indicated on the following graph:</p> <p>C. Tourist Accommodation Facilities, Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ratio to increase coverage from the base coverage to 50 percent shall be at a ration of 1:1.</p>	<p>provided the parcel is within an approved community plan. Coverage transfers to increase coverage from the base coverage up to 70percent, shall be at a ratio of 1:1 when transferring coverage from sensitive lands (land capabilit districts 1-3). The coverage transfer ratio shall be 2:1 when transferring coverage from non-sensitive lands (land capability districts 4-7).</p> <p>C. Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ration to increase coverage from the base coverage to 50 percent shall be at a ration of 1:1.</p>			

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1.8.1 Land Use/J. Hitchcock	NONE	LU3	GOAL LU-4	A	This amended goal is reworded for clarity.	LU3.3 REHABILITATION, RECONSTRUCTION, AND UPGRADING OF THE EXISTING INVENTORY OF STRUCTURES, OR OTHER FORMS OF COVERAGE IN THE TAHOE REGION, ARE HIGH PRIORITIES OF THE REGIONAL PLAN. TO ENCOURAGE REHABILITATION AND UPGRADING OF STRUCTURES, THE FOLLOWING POLICIES SHALL APPLY:	<p>POLICY LU-4.3 REHABILITATION, RECONSTRUCTION, AND UPGRADING OF THE EXISTING INVENTORY OF STRUCTURES, OR OTHER FORMS OF COVERAGE IN THE TAHOE REGION, ARE HIGH PRIORITIES OF THE REGIONAL PLAN. TO ENCOURAGE REHABILITATION AND UPGRADING OF STRUCTURES, THE FOLLOWING POLICIES APPLY:</p> <p>Repair or reconstruction of buildings damaged or destroyed by fire or other calamity subject to Goal #2, Policy 8 of this subelement is exempt from this policy.</p> <p>B. Reconstruction, rehabilitation, modification, relocation, or major repair of structures or coverage other than as specified in A above may be allowed, provided such use is allowed under the land use subelement, Goal #2, Policies 8, 9 and 10. For parcels with existing coverage in excess of the Bailey Coefficients, a land coverage mitigation program shall be set by ordinance, which shall provide for the reduction of coverage in an amount proportional to the cost of the repair, reconstruction, relocation, rehabilitation, or modification, and to the extent of excess coverage. To accomplish these reductions,</p>	A	This amended policy is reworded for clarity.	Existing implementation measures.

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							<p>property owners shall have at least the following options:</p> <ul style="list-style-type: none"> <li>i. reducing coverage on-site;</li> <li>ii. reducing coverage off-site in a hydrologically-related area;</li> <li>iii. paying a rehabilitation fee in lieu of off-site coverage reduction in an amount established by Agency ordinance to help fund a land bank program established to accomplish coverage reductions;</li> <li>iv. lot consolidation with a contiguous parcel or lot line adjustment to reduce the percentage of excess coverage on the resulting parcels; or</li> <li>v. any combination of the foregoing options.</li> </ul> <p>C. Existing coverage may be relocated within a parcel provided it is relocated to areas of equal or superior environmental capability consistent with B above.</p> <p>D. In establishing the rehabilitation fee schedule(s) provided for in (3.B.iii), above, the following procedures shall be followed:</p> <ul style="list-style-type: none"> <li>i. A special task force shall be convened to analyze and report on the actual costs</li> </ul>			

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							<p>and mechanisms involved in establishing and implementing an effective land coverage banking program. The report shall take into account the costs of obtaining and retiring coverage, and shall also consider alternative funding sources or programs to provide supplemental funding for such land coverage banking programs.</p> <p>ii. After considering the report in (i), above, the special task force shall recommend, for adoption by TRPA, a rehabilitation fee schedule which will (1) provide a reasonable level of funding for the proposed land banking program taking into account identified alternative sources of funding, (2) not unduly restrict or deter property owners from undertaking projects involving the rehabilitation, reconstruction, major modification, or repair of existing structures, and (3) carries out an effective land coverage reduction program. The recommendation of the task force shall take into account the cost of BMP requirements and the other mitigation fees described in the Development and Implementation Priorities Subelement, Goal #4, Policies 1 and 2. The task force also shall recommend a schedule of activities comprising routine maintenance and repair which should be exempt from</p>			

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							<p>rehabilitation fees.</p> <p>iii. After considering the recommendations of the special task force, TRPA shall adopt a rehabilitation fee schedule that is adequate to carry out an effective land coverage banking program, equitably divides the costs to the public and private sectors, and has the minimum possible deterrent effect on the Regional Plan goal of encouraging rehabilitation, reconstruction, and upgrading of the existing inventory of structures.</p> <p>iv. TRPA may set an interim fee, if necessary, while the task force prepares its recommendations.</p> <p>E. In approving repair, reconstruction, rehabilitation, modification, or relocation of structures or other coverage, the Agency shall also apply other relevant standards, including installation of Best Management practices or compliance with the design review guidelines.</p>			

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1.8.1 Land Use/J. Hitchcock	NONE	LU3	GOAL LU-4	A	This amended goal is reworded for clarity.	LU3.4 LAND COVERAGE ALLOWED PURSUANT TO REDEVELOPMENT PLANS SHALL BE ESTABLISHED BY TRPA-APPROVED REDEVELOPMENT PLANS. HOWEVER, IN NO CASE SHALL THERE BE A NET INCREASE IN LAND COVERAGE IN THE REDEVELOPMENT PROJECT AREA.	POLICY LU-4.4 LAND COVERAGE ALLOWED PURSUANT TO REDEVELOPMENT PLANS WILL BE ESTABLISHED BY TRPA-APPROVED REDEVELOPMENT PLANS. HOWEVER, IN NO CASE WILL THERE BE A NET INCREASE IN LAND COVERAGE IN THE REDEVELOPMENT PROJECT AREA.	A	This amended policy is reworded for clarity.	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU4 PROVIDE TO THE GREATEST POSSIBLE EXTENT, WITHIN THE CONSTRAINTS OF THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES, A DISTRIBUTION OF LAND USE THAT ENSURES THE SOCIAL, ENVIRONMENTAL, AND ECONOMIC WELL-BEING OF THE REGION.	LU-5 PROVIDE TO THE GREATEST POSSIBLE EXTENT, WITHIN THE CONSTRAINTS OF THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES, A DISTRIBUTION OF LAND USE THAT ENSURES THE SOCIAL, ENVIRONMENTAL, AND ECONOMIC WELL-BEING OF THE REGION.	U	Goal is renumbered.	LU4.1 ALL PERSONS SHALL HAVE THE OPPORTUNITY TO UTILIZE AND ENJOY THE REGION'S NATURAL RESOURCES AND AMENITIES.	POLICY LU-5.1 ALLOW ALL PERSONS TO HAVE THE OPPORTUNITY TO UTILIZE AND ENJOY THE REGION'S NATURAL RESOURCES AND AMENITIES.	A	This amended policy is reworded for clarity.	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU4	LU-5	U	Goal is renumbered.	LU4.2 NO PERSON OR PERSONS SHALL DEVELOP PROPERTY SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, AND	LU-5.2 PROHIBIT ANY PROPERTY DEVELOPMENT THAT WOULD ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE.	A	This amended policy is reworded for clarity.	Existing implementation measures.

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						WELFARE.				
1.8.1 Land Use/J. Hitchcock	NONE	GOAL LU5 COORDINATE THE REGULATION OF LAND USES WITHIN THE REGION WITH THE LAND USES SURROUNDING THE REGION.	LU-6 COORDINATE THE REGULATION OF LAND USES WITHIN THE REGION WITH THE LAND USES SURROUNDING THE REGION.	U	Goal is renumbered.	LU5.1 THE REGIONAL PLAN SHALL ATTEMPT TO MITIGATE ADVERSE IMPACTS GENERATED BY THE PLAN WITHIN THE REGION, AND NOT EXPORT THE IMPACTS TO SURROUNDING AREAS.	SAME, renumber to Policy LU-6.1	E	N/A	Existing implementation measures.
1.8.1 Land Use/J. Hitchcock	NONE	LU5	LU-6	U	Goal is renumbered.	LU5.2 THE AGENCY SHALL DEVELOP JOINT REVIEW AGREEMENTS WITH PUBLIC ENTITIES ADJOINING THE REGION TO CONSIDER ACTS OF DEVELOPMENT OR IMPACTS OF DEVELOPMENT THAT CROSS JURISDICTIONAL BOUNDARIES.	SAME, renumber to Policy LU-6.2	E	N/A	Existing implementation measures.
<b>Alternative 2 -- HOUSING</b>										

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.2 Housing/Neil Crescenti	H.DC-2: 2 Housing Opportunities: There are housing opportunities for full-time and seasonal residents, with attention to workers employed within the Basin.	H1	H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds	A	Current Goal is written as a policy	H1.1 Special incentives, such as bonus development units, will be given to promote affordable or government-assisted housing for lower income households (80% of respective county's median income) and for very low income households (50% of respective county's median income). Each county's median income will be determined according to the income limits published annually by the department of housing and urban development.	H-1.2 Provide building incentives such as increased density, bonus units and coverage allowances within urban core areas for the development of low and moderate income housing units.	A	Reworded to remove specifics, such as income limits, which will be detailed in the code.	N/A: This is an existing program
1.8.2 Housing/Neil Crescenti	H.DC-2.2	H1 TO THE EXTENT POSSIBLE AFFORDABLE HOUSING WILL BE PROVIDED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION	H-1	A	Current Goal is written as a policy	H1.2 Local Governments will be encouraged to assume their "fair share" of the responsibility to provide lower and very low income housing.	H-1.1 Local Governments as implementers: Rely primarily on local governments as the implementing entity to provide the necessary range of housing choices to meet the needs of their community's population	A	The updated policy broadens the application of the policy to include very low, low and moderate income housing. Also, fair share as a policy tool has not been used in to date.	H.IMP7: Add an affordable housing development criteria to the annual performance review system for residential allocations

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1.8.2 Housing/Neil Crescenti	H.DC-2.2	H1	H-1	A	Current Goal is written as a policy	H1.3 FACILITIES SHALL BE DESIGNED AND OCCUPIED IN ACCORDANCE WITH LOCAL, REGIONAL, STATE AND FEDERAL STANDARDS FOR THE ASSISTANCE OF HOUSEHOLDS WITH LOW AND VERY LOW INCOMES. SUCH HOUSING UNITS SHALL BE MADE AVAILABLE FOR RENTAL OR SALE AT A COST TO SUCH PERSONS THAT WOULD NOT EXCEED THE RECOMMENDED STATE AND FEDERAL STANDARDS.	H-1.3 FACILITIES SHALL BE DESIGNED AND OCCUPIED IN ACCORDANCE WITH LOCAL, REGIONAL, STATE AND FEDERAL STANDARDS FOR THE ASSISTANCE OF HOUSEHOLDS WITH VERY LOW, LOW AND MODERATE INCOMES. SUCH HOUSING UNITS SHALL BE MADE AVAILABLE FOR RENTAL OR SALE AT COST TO SUCH PERSONS THAT WOULD NOT EXCEED THE RECOMMENDED STATE AND FEDERAL STANDARDS	A	Amended policy to include application to moderate income housing	H.IMP1: Local jurisdictions are responsible for ensuring that income sensitive housing is constructed and kept up to standards held by state and federal housing programs.
1.8.2 Housing/Neil Crescenti	H.DC-2.2	H1	H-1	A	Current Goal is written as a policy	H1.4: AFFORDABLE OR GOVERNMENT ASSISTED HOUSING FOR LOWER INCOME HOUSEHOLDS SHOULD BE LOCATED IN CLOSE PROXIMITY TO EMPLOYMENT CENTERS, GOVERNMENT SERVICES, AND TRANSIT FACILITIES. SUCH HOUSING MUST BE COMPATIBLE WITH THE SCALE AND DENSITY OF THE SURROUNDING NEIGHBORHOOD.	SAME	U		H.IMP2: Project permitting must show that projects are located in appropriate transect zones and that projects are within close proximity to transit services.

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1.8.2 Housing/Neil Crescenti	H.DC-2.2	H-2 TO THE EXTENT FEASIBLE WITHOUT COMPROMISING THE GROWTH MANAGEMENT PROVISIONS OF THE REGIONAL PLAN, THE ATTAINMENT OF THRESHOLD GOALS, AND AFFORDABLE HOUSING INCENTIVE PROGRAMS, MODERATE INCOME HOUSING WILL BE ENCOURAGED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION	SAME	U	N/A	H2.1 SPECIAL INCENTIVES, SUCH AS BONUS DEVELOPMENT UNITS, WILL BE MADE AVAILABLE TO PROMOTE HOUSING FOR MODERATE INCOME HOUSEHOLDS(120 PERCENT OF RESPECTIVE COUNTY'S MEDIAN INCOME). SUCH INCENTIVES SHALL BE MADE AVAILABLE WITHIN JURISDICTIONS THAT DEVELOP HOUSING PROGRAMS THAT ARE SUBSTANTIALLY CONSISTENT WITH AND COMPLEMENTARY TO THE REGIONAL PLAN.	SAME	U	N/A	Existing implementation measures
1.8.2 Housing/Neil Crescenti	H.DC-2.2	H2	SAME	U	N/A	H2.2 RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL BE USED TO PROVIDE HOUSING FOR FULL-TIME RESIDENTS OF THE TAHOE BASIN. SUCH UNITS SHALL NOT BE USED FOR VACATION RENTAL PURPOSES	SAME	U	N/A	Existing implementation measures

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1.8.2 Housing/Neil Crescenti	H.DC-2.2	H2	SAME	U	N/A	H2.3 RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL REMAIN PERMANENTLY WITHIN THE PROGRAM	SAME	U	N/A	Existing implementation measures
1.8.2 Housing/Neil Crescenti	H.DC-2.2	NONE	H-3 Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable and moderate, existing stocks must be protected.	NONE	H-2.1 Mitigation shall be required for projects proposing demolition or conversion of existing structures determined to be moderate or low income housing	N	Current mitigation policy is limited to projects that propose subdivision.	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county
1.8.2 Housing/Neil Crescenti	H.DC-2.2	NONE	H-3	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve	NONE	H-2.3 Mitigation with existing stock: Existing units that are not deed restricted and currently serving as affordable or moderate housing as defined by HUD may be deed restricted for mitigation purposes on a 2:1 basis.	N	Deed restriction of existing units does not provide equivilal mitigation. Therefore 2:1 ensures that there is at least a no net loss of affordable stock	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same

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					appropriate levels of affordable and moderate, existing stocks must be protected.					county
1.8.2 Housing/Neil Crescenti	H.DC-2.2	NONE	H-3	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable and moderate, existing stocks must be protected.	NONE	H-2.4 In-lieu housing loss mitigation fee: Establish an in-lieu fee as an alternative for on-site and off-site mitigation for affordable and moderate housing loss.	N	Provide developers options of on-site, off-site and in-lieu as a means of mitigating impacts.	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county
1.8.2 Housing/Neil Crescenti	H.DC-2.2	NONE	H-4 Full-time resident housing: Housing units are available for and to encourage full-time residence within the Region.	N	Decision was made based on stakeholder input to provide incentives for housing dedicated to full-time residents	NONE	H-3.1 Allocations not exercised by local jurisdictions and returned to TRPA shall be set aside for the Residence Occupancy Program	N	N/A	H.IMP6: Reserve a percentage of returned allocations for use in the Resident Occupancy program

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<b>Alternative 2 -- NOISE</b>										
1.8.3 Noise/C. Emmett	N.DC-1 Single event noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	Page II-21 of the G&P, Goal 1: Single event noise standards shall be attained and maintained	N-1 Single Event Noise Single event noise levels are controlled to preserve the serenity of the community and neighborhood and provided abundant quiet recreation areas.	A	Pathway agreement	NONE	N-1.1 Single Event Noise Levels -- Adopt and implement policies, programs, and regulations to control single event noise levels and preserve serenity at the earliest practicable date.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 2 Complying Noises -- The TRPA will only allow projects and uses that comply with noise standards and do not adversely affect the serenity of the community, neighborhoods or wildlife. Sound proofing shall be required on all structures containing uses that have the potential to cause an exceedance of any noise standards or adversely impact the surrounding area. N. Imp 3 Restrict OHV 1000' -- Prohibit off-highway vehicle, motorcycles, and over-the-snow vehicle within 1000 feet of residences and other sensitive areas or users. N. Imp 8 Working Muffler -- 1. All engines will be equipped with a working silencer with noise levels not exceeding factory original units. 2. No noise defeat devices are

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										<p>permitted.</p> <p>N. Imp 14 OHV Use - Off-highway vehicle use is prohibited in the Lake Tahoe Basin except on specified roads, trails or designated areas where the impacts are mitigated.</p> <p>N. Imp 25 Seaplanes -- No seaplane bases or docking facilities are allowed in the Basin. Seaplanes shall be prohibited within 1-mile of the shoreline of Lake Tahoe. Define seaplanes- make sure they include float planes and anything that flies and can land on water.</p> <p>23.6.B Seaplane Bases:</p> <p>N. Imp 26 Helipads -- Only two helipads are allowed in the Region. One at the South Lake Tahoe Airport; and One at Barton Memorial Hospital. Except for emergency purposes, helicopters are prohibited from landing in the Region other than at the above helipads.</p> <p>23.6.C Helipads:</p> <p>N. Imp 28 State Specific Standards/Implement</p>

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										<p>ation Measures --                      Adopt and implement different noise standards and implementation strategies between the two states.                      N. Imp 35                      Motorcycles -- For motorcycles traveling less than or equal to 35 MPH, 77.0 dBA when measured at 50 feet. For motorcycles traveling greater than 35 MPH, 86.0 dBA when measured at 50 feet. On-road motorcycles shall be limited to 96 dB using SAE J-1287 test.                      N. Imp 37 Off-Road Vehicles And Over-Snow Vehicles --                      Public agencies responsible for the administration of public lands and recreation areas shall post notices of TRPA noise standards in conspicuous locations at access points to use areas and routinely monitor and enforce those standards. Rental and excursion operators shall not operate or offer for rent or use any off-road vehicle or oversnow vehicle not in compliance with</p>

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										<p>the standards. 23.2.A. N. Imp 39 Aircraft -- Update aircraft noise standards to reflect the Airport Settlement Agreement and other current conditions.</p>

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1.8.3 Noise/C. Emmett	N.DC-1	Page II-21 of the G&P, Goal 1:	N-1	A	Pathway agreement	NONE	N-1.2 Region-wide Noise Program -- Adopt and implement Region-wide noise programs to ensure the protection of human and ecosystem health and community serenity.	N	Broadens policy for streamlining.	<p>N. Imp 1 Region-wide Standards/Implementation -- Implement the most stringent federal, state, and local noise standards and implementation strategies Region-wide.</p> <p>N. Imp 2</p> <p>N. Imp 3</p> <p>N. Imp 4 Permitted Events -- All events that have the potential to violate noise standards shall be permitted and monitored. Events that may contribute to noise violations will not be permitted.</p> <p>N. Imp 5 Prioritize Funding -- TRPA will prioritize funding and implementation of non-motorized transportation methods in project plans, transportation planning and in disbursement of mitigation funds.</p> <p>N. Imp 6 Mitigation Fees -- Noise mitigation fees are required for all projects that cause increased noise in the Region. Direct mitigation will be used whenever practicable.</p> <p>N. Imp 7 Exemptions To Noise Limitations -- The standards of</p>

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										<p>this chapter shall not apply to noise from TRPA-approved construction or maintenance projects occurring Monday through Saturday between 8 a.m. and 6:00 p.m. Construction activities outside this period are limited to 60dBA 1-hour Leq. The standards of this chapter shall not apply to safety signals, warning devices, or emergency pressure relief valves and other similar devices. Emergency work to protect life or property and fireworks used in accordance with a state or local permit are exempt from noise standards.</p> <p>N. Imp 8 N. Imp 9 Noise Monitoring -- TRPA will maintain adequate noise monitoring, enforcement programs, and routinely monitor noise associated with motor vehicles, motorcycles, over-the-snow vehicles, and aircraft use to ensure the serenity of the community and</p>

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										<p>neighborhood is preserved.</p> <p>N. Imp 11 Project Compliance -- Projects and programs shall ensure they do not cause exceedances or exacerbate the noise levels in the Region. All projects shall identify:</p> <ul style="list-style-type: none"> <li>(1) Noise abatement measures that are reasonable and feasible and those that are to be incorporated in the project, and</li> <li>(2) Noise impacts for which no apparent solution is available.</li> </ul> <p>N. Imp 12 Project Monitoring -- All projects located in areas that either exceed noise standards or are within 3dB of the noise standards shall allow TRPA permission to monitor noise levels on the property up to 5 years after completion of the project.</p> <p>N. Imp 13 Level of Significance -- The level of significance for noise is defined as an increase of 3.0 dB or greater at any monitoring location or any increase in noise</p>

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										<p>if the area already violates noise standards.</p> <p>Define noise-sensitive site in Chapter 2 and identify in updated PASs under planning considerations and policies. Update TRPA Chk list.</p> <p>N. Imp 14</p> <p>N. Imp 15 Mitigation Fund -- TRPA will develop a noise mitigation fund to address unmitigated on- and off-site noise impacts associated with a project or program. This fee will be applicable to private and public entities for their programs and projects. Potential mitigation shall include, but not be limited to sound insulation of affected structures, acquisition of noise sensitive sites, low noise pavement, noise barriers, etc.</p> <p>N. Imp 17 PAS CNEL Levels -- Plan areas shall meet the following CNEL levels that shall not be exceeded by any one activity or combination of activities. In addition, community noise</p>

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										<p>levels shall not exceed levels existing on August 26, 1982, where such levels are known. TRPA maps shall identify the boundaries of all noise areas. (insert CNEL levels as developed by Gabby)</p> <p>N. Imp 18 Serenity &amp; Quiet -- Add a requirement that "All plan areas in the Basin except those classified with a TRPA CNEL standard of 60 dBA or higher, are considered lands on which serenity and quiet are of extraordinary significance and serve an important public need and the preservation of those qualities in the Basin is essential to serve its intended purpose."</p> <p>N. Imp 19 OHV Noise -- Off-road vehicles shall be limited to 96 dB using SAE J-1287 test.</p> <p>N. Imp 20 Mitigation - Projects will be required to mitigate all noise associated with their project, including noise generated within their project area as well</p>

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										<p>as off-site traffic noise associated with the project. If actual mitigation is not feasible for the project proponent to implement, payment into a noise mitigation fund may be utilized to offset the impact at a 1.5 to 1.0 cost ratio.</p> <p>N. Imp 21                      Transportation Noise -- Non-attainment transportation noise corridors shall be brought into attainment at the earliest practicable date or upon refurbishing, resurfacing and when any major work within the transportation noise corridor is conducted. Low noise pavement or other mitigation shall be used on transportation corridors and roadways that are out-of-attainment with noise standards or that contribute to noise issues in the surrounding community or neighborhoods. Payment into a noise mitigation fund will not be permitted as a substitute for providing low-noise</p>

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										pavement on highway paving projects. N. Imp 22 Transportation Measures -- Transportation measures designed and implemented to ensure that noise standards are attained and maintained at levels that preserve the serenity of the community and neighborhood and provide quiet recreation areas shall be incorporated into the RTP. N. Imp 23 Engine Brakes -- Use of engine brakes shall be prohibited in the Region, except for emergencies. N. Imp 24 Non-Complying Activities - - Limit or otherwise restrict activities that may attract non-complying vehicles or other activities that cause exceedances of the noise standards. N. Imp 25 N. Imp 26 N. Imp 27 1-Hr Stds - - Develop and implement 1-hour noise standards to address human/ecosystem

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										<p>health issues for unnecessary noise.                      N. Imp 28                      N. Imp 32                      Loudspeakers -- Loudspeakers or similar devices used for amplifying sound outdoors for the purpose of advertising products or services or to attract patrons are prohibited. 23.6.G                      N. Imp 34 CNEL Exceedances -- TRPA shall not approve a project which causes a community noise standard (CNEL) to be exceeded or causes further degradation to an existing non-compliance condition.                      N. Imp 35                      N. Imp 36 Highways and Transportation Corridors -- Projects within transportation corridors shall include design criteria to help reduce the transmission of noise from the transportation corridor.23.6.D                      N. Imp 38</p>

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1.8.3 Noise/C. Emmett	N.DC-1	N1	N-1	A	Pathway agreement	N/A	N-1.3 Region-wide Noise Program -- Adopt and implement the most stringent federal, state, and local noise standards Region-wide for the protection of human and ecosystem health and community serenity.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 1
1.8.3 Noise/C. Emmett	N.DC-1	Page II-21 of the G&P, Goal 1:	N-1	A	Pathway agreement	Page II-21 of the G&P, Policy 1 & 4 & Page II-23 fo the G&P, Policy 2: 1) An ordinance and enforcement program shall be developed to permit only aircraft that meet the single event noise thresholds to use the airport. 4) OFF-ROAD VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE REGION EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED. Goal 2 Policy 2) Reduce Noise-related impacts associated with the airport to acceptable levels.	N-1.4 Monitoring and Enforcement -- Routinely monitor and enforce noise standards for the preservation of community serenity.	A	Policy supports goal and sets up rational for development of code and threshold develop for implementation purposes.	N. Imp 9 N. Imp 11 N. Imp 12

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1.8.3 Noise/C. Emmett	N.DC-1	Page II-21 of the G&P, Goal 1:	N-1	A	Pathway agreement	Page II-22 of the G&P, Policy 2,3 &5: 2) BOATS WILL ONLY BE ALLOWED TO USE LAKE TAHOE IF THEY COMPLY WITH THE SINGLE-EVENT THRESHOLD. 3) MOTOR VEHICLES AND MOTORCYCLES SHALL COMPLY WITH THE APPROPRIATE NOISE THRESHOLDS. 5) THE USE OF SNOWMOBILES WILL BE RESTRICTED TO DESIGNATED AREAS.	N-1.5 Watercraft, off-Highway and Over-the Snow Vehicles -- Allow the use of vehicles and equipment only on specified roads, trails or areas where the impacts are mitigated.	A	Broadens policy for streamlining.	N. Imp 3 N. Imp 14
1.8.3 Noise/C. Emmett	N.DC-1	Page II-21 of the G&P, Goal 1:	N-1	A	Pathway agreement	Page II-11 of G&P, Policy 4 &5: 4) OFF-ROAD VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE REGION EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED. 5)THE USE OF SNOWMOBILES WILL BE RESTRICTED TO DESIGNATED AREAS.	N-1.6 Separate Incompatible Uses -- Restrict off-highway vehicles, motorcycles, and over-the-snow vehicles in close proximity to residential or other sensitive areas.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 3 N. Imp 14 OHV Use N. Imp 19 OHV Noise

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1.8.3 Noise/C. Emmett	N.DC-2 Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	Page II-23 of the G&P, Goal 2: COMMUNITY NOISE EQUIVALENT LEVELS SHALL BE ATTAINED AND MAINTAINED.	N-2 Community Noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	A	Pathway agreement	Page II-23 of the G & P, Policy 1 & 2: 1) TRANSMISSION OF NOISE FROM THE TRANSPORTATION CORRIDORS SHALL BE REDUCED. 2) Reduce Noise-related impacts associated with the airport to acceptable levels.	N-2.1 Community Noise Levels -- Adopt and implement policies, programs, and regulations to meet community noise standards and preserve serenity at the earliest practicable date.	A	Broadens policy for streamlining.	N. Imp 2 N. Imp 4 N. Imp 6 N. Imp 7 N. Imp 9 N. Imp 11 N. Imp 12 N. Imp 13 N. Imp 16 N. Imp 17 N. Imp 18 N. Imp 20 N. Imp 21 N. Imp 22 N. Imp 23 N. Imp 24 N. Imp 25 N. Imp 26 N. Imp 27 N. Imp 33 N. Imp 34 N. Imp 35 N. Imp 36 N. Imp 38 Education & Signage -- Marinas and boat launching facilities and off-highway recreation areas, shall post conspicuous notices of the noise ordinances and the impacts of noise. Signs prohibiting the use of engine brakes shall be posted on all highways. N. Imp 39 N. Imp 41 Buoys -- New buoys are prohibited in Shoreline areas out of attainment with CNEL standards based on TRPA's

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										<p>monitoring protocols.</p> <p>N. Imp 42 Bouy Density -- The increase in buoy density at buildout shall be maintained at levels that ensure CNEL levels are maintained 1dB below standards based on TRPA's monitoring protocols.</p> <p>N. Imp 43 Noise Analysis -- A noise analysis shall be completed when stuctures are expected to increase the number of boats on the lake by 5 or greater.</p>

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1.8.3 Noise/C. Emmett	N.DC-2	N2	N-2	A	Pathway agreement	Page II-22 of the G &P, Policy 6: THE PLAN WILL PERMIT USES ONLY IF THEY ARE CONSISTENT WITH THE NOISE STANDARDS. SOUND PROOFING PRACTICES MAY BE REQUIRED ON ALL STRUCTURES CONTAINING USES THAT WOULD OTHERWISE ADVERSELY IMPACT THE PRESCRIBED NOISE LEVELS	N-2.2 Compatible Uses and Events - - Restrict or control uses or events to those that are compatible with the area, comply with noise standards, and do not cause adverse environmental effects.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 4 N. Imp 11 N. Imp 17 N. Imp 24 N. Imp 34
1.8.3 Noise/C. Emmett	N.DC-2	Page II-23 of the G&P, Goal 2:	N-2	A	Pathway agreement	NONE	N-2.3 Noise Mitigation -- Implement a noise mitigation fund.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 5 N. Imp 6 N. Imp 15
1.8.3 Noise/C. Emmett	N.DC-2	Page II-23 of the G&P, Goal 2:	N-2	A	Pathway agreement	Page II-22 of the G &P, Policy 6:	N-2.4 Sound Control Require sound proofing or control as appropriate for projects, uses or structures with the potential to cause an exceedance of noise standards or adversely impact the surrounding areas or persons enjoying quiet recreational activities.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 11 N. Imp 17 N. Imp 33

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1.8.3 Noise/C. Emmett	N.DC-2	Page II-23 of the G&P, Goal 2:	N-2	A	Pathway agreement	Page II-23 of the G&P, Policy 1&2: 1) TRANSMISSION OF NOISE FROM THE TRANSPORTATION CORRIDORS SHALL BE REDUCED 2) Reduce Noise-related impacts associated with the airport to acceptable levels.	N-2.5 Transportation Corridors -- Reduce noise levels within the transportation corridors at the earliest practicable date to avoid adverse noise effects on adjacent areas.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 17 N. Imp 18 N. Imp 21 N. Imp 22 N. Imp 34 N. Imp 36
1.8.3 Noise/C. Emmett	N.DC-2	Page II-23 of the G&P, Goal 2:	N-2	A	Pathway agreement	NONE	N-2.6 Community Noise Equivalent Level (CNEL) Standards.-- Implement CNEL standards that ensure serenity of the community and neighborhood and provide abundant quiet recreation areas.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 13 N. Imp 17 N. Imp 34
1.8.3 Noise/C. Emmett	N.DC-2	Page II-23 of the G&P, Goal 2:	N-2	A	Pathway agreement	NONE	N-2.7 Noise Sensitive Areas -- Consider all areas in the Basin except those classified with a TRPA CNEL standard of 60 dBA or higher, as lands on which serenity and quiet are of extraordinary significance and serve an important public need, and where the preservation of those qualities in the Region is essential to serve its intended purpose.	N	Policy supports goal and sets up rational for development of code for implementation purposes. Brings TRPA in-line with FHWA on highway noise.	N. Imp 17 N. Imp 18
1.8.3 Noise/C. Emmett	N.DC-2	Page II-23 of the G&P, Goal 2:	N-2	A	Pathway agreement	NONE	N-2.8 Non-Motorized Transportation Modes -- Prioritize funding and implementation for non-motorized transportation methods.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 5 N. Imp 15

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1.8.3 Noise/C. Emmett	N.DC-2	Page II-23 of the G&P, Goal 2:	N-2	A	Pathway agreement	Page II-23 of the G&P, Policy 1: TRANSMISSION OF NOISE FROM THE TRANSPORTATION CORRIDORS SHALL BE REDUCED	N-2.9 Control Noise Transmission -- Reduce the transmission of noise to and from transportation corridors using site design requirements, which may include set backs, earthen berms, barriers, low noise pavement, vehicle trip reductions or other appropriate measures for both private and public projects and programs.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 17 N. Imp 21 N. Imp 34 N. Imp 36
1.8.3 Noise/C. Emmett	N.DC-3 Noise levels are controlled to protect wildlife.	NONE	N-3 Noise and Wildlife Noise levels are controlled to protect wildlife	N	Pathway agreement	NONE	N-3.1 Partner Agency Coordination - - Coordinate and collaborate with the applicable enforcement agencies and Regional partners to develop and enforce policies, program, and regulation that control noise levels to protect wildlife.	N	Broadens policy for streamlining.	N. Imp 14 N. Imp 19
1.8.3 Noise/C. Emmett	N.DC-3	NONE	N-3	N	Pathway agreement	Pag II-23 of the G&P, Policy 3: TRPA WILL FURTHER DEFINE CNELs FOR WILDERNESS AND ROADLESS AREAS AND FOR CRITICAL WILDLIFE HABITAT AREAS.	N-3.2 Wildlife Protection Measures - - Adopt and implement noise programs, standards, monitoring requirements, and enforcement programs for the protection of wildlife.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 3 N. Imp 8 N. Imp 9 N. Imp 12 N. Imp 14 N. Imp 19 N. Imp 36 N. Imp 37

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1.8.3 Noise/C. Emmett	N.DC-2 Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	NONE	N-4 Transportation Noise: Noise associated with transportation activities is controlled to attain and maintain the Environmental Threshold Carrying Capacities and federal, state and local noise standards.	N	Transportation Noise is the leading cause of noise violations in the Region	Page III-2 of the G&P, B.1 & B2: B1) It is the goal of the Regional Transportation Plan to fulfill the requirements of the TRPA Compact. B2) It is the goal of the Regional Transportation Plan to attain and maintain the ETCC and federal, state, and local transportation standards.	N-4.1 Regional Transportation Plan -- The Regional Transportation Plan will incorporate measures to ensure attainment and maintenance of noise standards and perseverance of the community's serenity at the earliest practicable date.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 5 N. Imp 6 N. Imp 11 N. Imp 12 N. Imp 13 N. Imp 17 N. Imp 18 N. Imp 20 N. Imp 21 N. Imp 22 N. Imp 33 N. Imp 36 N. Imp 39
1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-4	N	Transportation Noise is the leading cause of noise violations in the Region	Page III-2 of the G&P, B.1 & B2:	N-4.2 Prioritize Project Funding -- Prioritize funding and implementation of non-motorized transportation methods over motorized sources.	A	prioritize low environmental impact transportation over traditional means.	N. Imp 5 N. Imp 20
1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-4	N	Transportation Noise is the leading cause of noise violations in the Region	NONE	N-4.3 Mitigation Fees -- Implement noise mitigation fees for projects that cannot directly mitigate their noise impacts. Direct mitigation will continue to be the preferred method.	N	Allows projects that are unable to mitigate their noise impact on-site or in a cost-effective manner a solution.	N. Imp 6 N. Imp 15
1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-4	N	Transportation Noise is the leading cause of noise violations in the Region	Page II-23 of the G&P, Policy 1:	N-4.3 Transmission of Noise -- Transmission of noise from transportation corridors shall be reduced at the earliest practicable date	A	Ensures transportation projects consider noise impacts in their development or redevelopment.	N. Imp 17 N. Imp 18 N. Imp 20 N. Imp 21 N. Imp 34 N. Imp 36

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<b>Alternative 2 -- NATURAL HAZARDS</b>										
1.8.4 Natural Hazards/S.Frazier	NONE	<b>NH1 RISKS FROM NATURAL HAZARDS:</b> RISKS FROM NATURAL HAZARDS (E.G., FLOOD, FIRE, AVALANCHE, EARTHQUAKE ) WILL BE MINIMIZED.	<b>NH-1 NATURAL HAZARDS:</b> MAINTAIN PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY IN THE REGION BY MINIMIZING RISKS ASSOCIATED WITH NATURAL HAZARDS (E.G., FLOODS, WILDFIRES, AND LANDSLIDES)	A	This amendment clarifies intent (based on language in the Compact).	NONE	<b>NH-1.1 NATURAL HAZARD MAPPING:</b> COORDINATE WITH UNIVERSITIES AND LOCAL, STATE, AND FEDERAL AGENCIES TO IDENTIFY NATURAL HAZARDS AND PREPARE NATURAL HAZARD MAPS FOR USE DURING PROJECT PLANNING AND REVIEW.	N	TRPA currently has no policy for the identification of natural hazards and the preparation of natural hazard maps. This new policy addresses that deficiency.	<b>NH.IMP-1:</b> Amend Chapter 12, TRPA Regional Plan Maps, by updating the natural hazard map. This may be done in coordination with universities and government agencies.
1.8.4 Natural Hazards/S.Frazier	NONE	<b>NH1</b>	<b>NH-1</b>	A	This amendment clarifies intent (based on language in the Compact).	<b>NH1.1 DEVELOPMENT IN NATURAL HAZARD AREAS:</b> DEVELOPMENT SHALL BE REGULATED IN IDENTIFIED AVALANCHE OR MASS INSTABILITY HAZARD AREAS.	<b>NH-1.2 DEVELOPMENT IN NATURAL HAZARD AREAS:</b> REGULATE DEVELOPMENT AND REDEVELOPMENT IN AREAS WITH KNOWN AVALANCHE AND MASS STABILITY HAZARDS.	A	This amendment clarifies policy language and intent.	None

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1.8.4 Natural Hazards/S.Frazier	NONE	NH1	NH-1	A	This amendment clarifies intent (based on language in the Compact).	<p><b>NH1.2 CONSTRUCTION ON FLOODPLAINS:</b> PROHIBIT CONSTRUCTION, GRADING, AND FILLING OF LANDS WITHIN THE 100-YEAR FLOOD PLAIN AND IN THE AREA OF WAVE RUN-UP EXCEPT AS NECESSARY TO IMPLEMENT THE GOALS AND POLICIES OF THE PLAN. REQUIRE ALL PUBLIC UTILITIES, TRANSPORTATION FACILITIES, AND OTHER NECESSARY PUBLIC USES LOCATED IN THE 100-YEAR FLOOD PLAIN AND AREA OF WAVE RUN-UP TO BE CONSTRUCTED OR MAINTAINED TO PREVENT DAMAGE FROM FLOODING AND TO NOT CAUSE FLOODING.</p>	<p><b>NH-1.3 CONSTRUCTION ON THE 100-YEAR FLOODPLAIN:</b> PROHIBIT EARTHWORK, DEVELOPMENT, AND REDEVELOPMENT ON LANDS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AND IN THE AREA OF WAVE RUN-UP EXCEPT AS NECESSARY TO IMPLEMENT THE GOALS AND POLICIES OF THE PLAN. REQUIRE THAT ALL FACILITIES LOCATED WITHIN THE 100-YEAR FLOODPLAIN BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO PREVENT FLOODING AND DAMAGE FROM FLOODING.</p>	A	This amendment clarifies policy language and intent.	None

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.4 Natural Hazards/S.Frazier	NONE	NH1	NH-1	A	This amendment clarifies intent (based on language in the Compact).	NONE	<b>NH-1.4 RELOCATION OF FACILITIES FROM NATURAL HAZARD AREA:</b> WORK WITH LOCAL, STATE AND FEDERAL AGENCIES TO DEVELOP PROGRAMS AND INCENTIVES THAT ENCOURAGE PUBLIC AND PRIVATE ENTITIES TO DECOMMISSION AND/OR RELOCATE FACILITIES FROM KNOWN NATURAL HAZARD AREAS.	N	This new policy provides directive for the agency to encourage and incentivise relocation of existing facilities from areas with significant natural hazards.	<b>NH.IMP-2:</b> Amend Code to create incentives that encourage public and private entities to decommission and/or relocate facilities from known natural-hazard areas.
1.8.4 Natural Hazards/S.Frazier	NONE	NH1	NH-1	A	This amendment clarifies intent (based on language in the Compact).	<b>NH1.4 DISASTER PLANS:</b> TRPA WILL ENCOURAGE PUBLIC SAFETY AGENCIES TO PREPARE DISASTER PLANS.	<b>NH-1.5 EMERGENCY RESPONSE PLANS:</b> ASSIST PUBLIC SAFETY AGENCIES WITH THE PREPARATION OF EMERGENCY RESPONSE PLANS FOR WILDFIRES, EARTHQUAKES, TSUNAMIS, AND OTHER NATURAL HAZARDS IN THE REGION.	A	This amendment clarifies policy language and intent.	None
1.8.4 Natural Hazards/S.Frazier	NONE	NH1	NH-1	A	This amendment clarifies intent (based on language in the Compact).	NONE	<b>NH-1.6 WILDFIRE PREVENTION PLAN:</b> COORDINATE THE DEVELOPMENT OF A REGION-WIDE WILDFIRE PREVENTION PLAN.	N	This new policy addressed the the Bi-State Fire Commission recommendation that overall fire prevention strategies and measures should be compiled in a basin-wide wildfire prevention plan (Bi-State Fire Commission recommendation #14).	None

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1.8.4 Natural Hazards/S.Frazier	NONE	NH1	NH-1	A	This amendment clarifies intent (based on language in the Compact).	<b>NH1.3 WILDFIRE PREVENTION:</b> INFORM RESIDENTS AND VISITORS OF THE WILDFIRE HAZARD ASSOCIATED WITH OCCUPANCY IN THE BASIN. ENCOURAGE USE OF FIRE RESISTANT MATERIALS AND FIRE PREVENTATIVE TECHNIQUES WHEN CONSTRUCTING STRUCTURES, ESPECIALLY IN THE HIGHEST FIRE HAZARD AREAS. MANAGE FOREST FUELS TO BE CONSISTENT WITH STATE LAWS AND OTHER GOALS AND POLICIES OF THIS PLAN.	<b>NH-1.7 WILDFIRE PREVENTION:</b> WORK WITH FIRE PREVENTION AND LAND MANAGEMENT AGENCIES TO EDUCATE RESIDENTS AND VISITORS ABOUT WILDFIRE HAZARDS AND ENCOURAGE THE USE OF FIRE RESISTANT MATERIALS AND PREVENTATIVE TECHNIQUES TO REDUCE THE RISK OF WILDFIRE IN THE REGION.	A	This amendment clarifies policy language and intent.	<b>NH.IMP-3:</b> Update the Code to ensure consistency with the Lake Tahoe Basin Multi-Jurisdictional Fuel Reduction and Wildfire Prevention Strategy, as regularly updated, to guide hazardous fuels reduction efforts
1.8.4 Natural Hazards/S.Frazier	NONE	NH1	NH-1	A	This amendment clarifies intent (based on language in the Compact).	NONE	<b>NH-1.8 DEFENSIBLE SPACE BMPS:</b> COLLABORATE WITH RESOURCE CONSERVATION AND FIRE DISTRICTS TO INTEGRATE WATER QUALITY AND WILDFIRE DEFENSIBLE SPACE BEST MANAGEMENT PRACTICES.	N	This amendment addresses the Bi-State Fire Commission recommendation to integrate defensible space practices with water quality control BMPs (Bi-State Fire Commission Recommendation #29).	<b>NH.IMP-4:</b> Amend Code Chapter 25 to integrate defensible space requirements with water quality BMP requirements.

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<p><b>Alternative 2 -- AIR QUALITY</b></p> <p><b><i>(Note: there are no enumerated goals and policies for the Air Quality Subelement. The existing goals and policies listed below are derived from the text contained in the Air Quality Subelement.)</i></b></p>										
1.8.5 Air Quality/C.Emmett	AQ.DC-1 Human and Ecosystem Health Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	Page II-29 of the AQ Subelement, 2nd full ¶: Implementation of control measures contained in the Air Quality Plan should lead to attainment of the TRPA threshold standards and should also lead to attainment and maintenance of federal and state air quality standards.	AQ-1 HUMAN & ECOSYSTEM HEALTH Air quality in the Region is attained and maintained at levels that are healthy for humans and the ecosystem.	A	Pathway agreement	Page II-1 of the G&P, Goal #1: Restore, maintain, and improve, the quality of the lake Tahoe Region for the visitors and residents of the Region.	AQ-2.1.1 Program Implementation -- TRPA will assess, consider, and use best efforts to reduce emissions, exposures, and health and environmental risks when developing and implementing programs, plans, and projects.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 5 Reduced Fees -- Reduce permit fees by: 15% for all LEED Silver Certified Construction; 25% for all LEED Gold Certified Construction; 50% for all LEED Platinum Certified Construction AQ Imp 7 Carpool Incentive -- Businesses with over 70 employees will provide dedicated spaces with the most convenient access to the entrance to employees that carpool. Employers will provide 50% of the cost of bus passes for employees to ride the bus to their employment. AQ Imp 8 Mitigation Improvements -- Chapter 93 will be totally redrafted. Major changes include requirement to provide emissions estimates for projects seeking funds, fund

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										<p>only projects with the lowest emission levels, add provision to provide \$5,000 for the purchase of zero emission vehicles and low emission hybrids by full time residence of the Region who also work in the Region.</p> <p>AQ Imp 9 Non Asphalt Incentive -- Reduce permit fees by 20% for the installation of approved non-asphalt materials and paving blocks in parking lots, sidewalks, and driveways.</p> <p>AQ Imp 10 Trackout - - A tackifier, trackout device or other TRPA approved measures is required during ground disturbing activities. Permanent track-out device is required to be installed at time of permit or by 2015 in areas shown to have traffic related transport issues.</p> <p>AQ Imp 13 Diesel Idling -- Diesel trucks are prohibited from idling longer than 5 min and shore power must be utilized at high use areas. Exceptions ...</p> <p>AQ Imp 14 Forest</p>

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										<p>Fuels 40% -- Forest fuels reduction efforts shall reduce PM emissions by 40% compared to open burning emissions levels.</p> <p>AQ Imp 15 Wood Stove Construction -- Wood stoves are prohibited in all new construction. Wood stoves are prohibited in all project areas requiring a TRPA permit..</p> <p>AQ Imp 16 Clean Wood Stoves -- All wood stoves not certified to emit less than 4.5g/hr of PM for a non-catalyst and 2.5 g/hr of PM for a catalyst equipped stove must be removed by 2020.</p> <p>AQ Imp 17 Wood Stove Certification -- All properties purchased, sold, or transferred title shall ensure the wood stove is compliant with all current regulations. Evidence of such will be included in escrow documents.</p> <p>AQ Imp 18 Stove Mit Program -- All properties containing a wood stove shall pay an air quality mitigation fee per unit.</p>

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										<p>AQ Imp 20 Bike Facilities -- Class II bike lanes shall be constructed and maintained along major highways and areas where bicycle travel is present.</p> <p>AQ Imp 21 Traffic Timing -- Traffic signals must be synchronized or timed appropriately to permit free flow of traffic.</p> <p>AQ Imp 22 Traffic Signals -- Eliminate traffic lights where possible and implement left turns on green light movements.</p> <p>AQ Imp 23 RTP 15% -- The RTP shall achieve a 15% reduction in baseline emissions levels by 2020.</p> <p>AQ Imp 24 Emissions Benefits -- Transportation projects shall provide estimates of pre- and post project emission levels in pounds per pollutant for each criteria pollutant.</p> <p>AQ Imp 26 Driveways -- Driveways affecting traffic or pedestrian flow must be removed or combined by 2020 or when a TRPA permit</p>

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										<p>is required.            AQ Imp 27 Region Wide Program -- TRPA will adopt the most stringent AQ standards control strategies, and implementation plans Region-wide.            AQ Imp 28 Cost Effective Mitigation Funds -- AQ mitigation funds will be released based on a prioritization of best \$'s per pound of reduction.            Jurisdictions requesting AQ mit funds must provide estimates of emissions reduction with their request.</p>

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page III-3 of the G&P, 2D: New, expanded or revised developments and land uses shall fully mitigate their regional and cumulative traffic impacts.	AQ-2.1.2 Community Coordination -- TRPA will work with local land-use agencies, transportation agencies, and others to develop ways to assess and reduce cumulative emissions, exposures, health risks, and ecosystem risks from air pollution through general plans, discretionary project review, permitting, and other local actions.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 14 AQ Imp 15 AQ Imp 16 AQ Imp 17 AQ Imp 18 AQ Imp 19 Pedestrian Facilities - - Pedestrian facilities must be constructed, upgraded, and maintained along major travel routes. AQ Imp 20 AQ Imp 21 AQ Imp 22 AQ Imp 24 AQ Imp 28
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page IV-28 of the G & P, Goal 1: Promote energy conservation programs and development of alternative energy sources to lessen dependence of scarce and high-cost energy supplies.	AQ-2.1.3 Community Coordination -- Reduce air pollution by promoting greater energy efficiency and conservation, and the use of renewable resources.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 2 Air Curtain Exempt-- Forest fuel reduction projects utilizing air curtain burners for 100% of the burning process would be exempt from burn day restrictions. AQ Imp 14
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page II-29 of the AQ Subelement, 2nd full ¶: Implementation of control measures contained in the Air Quality Plan should lead to attainment of the TRPA threshold standards and should also lead to attainment and maintenance of federal and state air quality standards.	AQ-2.1.4 Air Quality Plan -- TRPA will adopt and implement a comprehensive Air Quality Plan that addresses, but is not limited to, the following issues: emissions from mobile and stationary sources, greenhouse gases, wood burning, visual air quality, and road related pollutants.	A	Policy supports goal and sets up rational for development of code and threshold develop for implementation purposes.	AQ Imp 1 Trans Funding -- Zero emission transportation programs and projects would be given priority in terms of funding and permitting practices. AQ Imp 5 AQ Imp 14 AQ Imp 18 AQ Imp 19 AQ Imp 20 AQ Imp 21

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										AQ Imp 22 AQ Imp 24 AQ Imp 27

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1.8.5 Air Quality/C.Emission	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1 HUMAN & ECOSYSTEM HEALTH	A	Pathway agreement	G&P II-26 - The Air Quality Element of the Air Quality Plan focuses on the need for air quality control strategies required to meet the air quality related goals for the Tahoe Region.	AQ-2.1.5 Air Pollutants -- Reduce sources of air pollutants at the earliest practicable date through the implementation of best management practices, community design, maintenance practices, transportation control measures, and controls on combustion and burning practices.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 4 ZEV Incentive -- Businesses with over 70 employees will provide incentives for their employees to use zero emission transportation sources. Incentives include: provide paid time for 50% of the additional commute time Vs non-zero emission travel and provide monetary incentives up to \$3,000 for purchase and use of a ZEV. AQ Imp 6 Bike Facilities --AQ Imp 12 Street Sweeping 1 -- All major roads shall be swept twice per month. All remaining roads shall be swept once per month. AQ Imp 7 AQ Imp 8 AQ Imp 10 AQ Imp 11 Clean Sweepers -- All sweepers brought into the Region will be certified by ETV Canada to the following specs-... AQ Imp 12 Street Sweeping 1 -- All major roads shall be swept twice per month. All remaining roads shall be swept once per

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										month. AQ Imp 13 AQ Imp 14 AQ Imp 15 AQ Imp 16 AQ Imp 17 AQ Imp 18 AQ Imp 19 AQ Imp 20 AQ Imp 21 AQ Imp 22 AQ Imp 24 AQ Imp 26 AQ Imp 27 AQ Imp 28 AQ Imp 29 Mitigation -- Require on-site AQ mitigation where possible. Off site AQ mitigation will be mitigated 1:1 for pollutants that are in-attainment with a positive or neutral trend and 2:1 for all other situations.

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page III-2 of the G&P, B1&2: 1) It is the goal of the Regional Transportation Plan to fulfill the requirements of the TRPA Compact. 2) It is the goal of the Regional Transportation Plan to attain and maintain the ETCC and federal, state, and local transportation standard	AQ-2.1.6 Projects, Programs, and Plans -- Projects, plans, and programs will attain and maintain air quality standards at levels that are considered healthy for humans and the ecosystem at the earliest practicable date..	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 1 AQ Imp 10 AQ Imp 11 AQ Imp 12 AQ Imp 14 AQ Imp 15 AQ Imp 16 AQ Imp 17 AQ Imp 18 AQ Imp 19 AQ Imp 20 AQ Imp 21 AQ Imp 22 AQ Imp 24 AQ Imp 27
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page III-4 of the G&P, Objective 4A&B: A) There shall be a high priority on constructing pedestrian and bicycle facilities in urbanized areas of the Regional and where reduction in congestion will result . B) Pedestrian and bicycle facilities shall be constructed, or upgraded, and maintained along major travel routes.	AQ-2.1.7 Sidewalks and Bicycle Lanes - - For the purpose of improving air quality, incorporate public sidewalks and Class II bike lanes when improvements triggering a permit are required for projects along major roads and highways or in areas with hi	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 6 AQ Imp 19 AQ Imp 20
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Code of Ordinance 72.3C: Prescribed burning shall be limited to time periods for which TRPA finds that atmospheric conditions normally will allow complete dispersion of the smoke from the prescribed burn during each day of the burn.	AQ-2.1.8 Hazardous Fuels Burning -- All burning should be conducted on appropriate days to minimize the impact on human and ecosystem health and ensure the elimination of smoke from the Region. Where practicable, the use of non-burning methods to reduce hazardous forest fuels should be used.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 2 AQ Imp 14

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page II-33 of the G&P, Combustion Heaters 3 & 5: 3) It shall be illegal for anyone to install a wood burning appliance in the Region that does not meet TRPA Code emission standards. 5) The stricter of TRPA, local, state, or federal standards regulating wood heating appliances or fuel for residential heating shall apply.	AQ-2.1.9 Home Heating Emissions -- Eliminate all but the cleanest burning technologies for use in home heating at the earliest practicable date.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 15 AQ Imp 16 AQ Imp 17 AQ Imp 18 AQ. Imp 32 Wood Stove Replacement @ Time of Sale -- Wood stove replacements would occur at time of sale; and the property certified as part of the escrow process.
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page II-1 of the G&P, Goal #1:	AQ-2.1.10 Community Design for Air Quality Improvements -- Incorporate trees and other vegetation and other enhancements into community design to improve air quality and the attraction to non-motorized travel.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	No implementation measures developed at this time.
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-2.1.11 Combustion Engine Emissions -- Reduce emissions from combustion engines to the maximum extent practicable and at the earliest practicable date.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 3 Clean Vehicle Exempt -- Add exemption for AT-PZEVs, ZEVs, and PZEVs. AQ Imp 4 AQ Imp 13 AQ Imp 21 AQ Imp 22 AQ Imp 24
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page II-2 of the G&P, Goal #2: Direct the amount and location of new land uses in conformance with the ETCC and other goals of the TRPA Compact	AQ-2.1.12 Land Use -- Promote the incorporation of programs and policies that improve air quality in the regional and local land use plans and regulatory	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 6 AQ Imp 19 AQ Imp 20 AQ Imp 26

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							processes.			
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	Page II-32 of the G&P, Best Management Practices 2nd ¶: Chapter 25 of the TRPA Code implement BMPs requirements for the Region. These BMPs can significantly reduce erosion and stabilize slopes, and reduce the amount of wind-blown soils and re-entrained dust in the Region.	AQ-2.1.13 Fugitive Dust -- Reduce the amount of fugitive dust that is re-entrained into the atmosphere from unpaved areas, streets, parking lots, parcels, and construction sites.	A	Policy supports goal and sets up rationale for development of code for implementation purposes.	AQ Imp 10 AQ Imp 11 AQ Imp 12
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-1	A	Pathway agreement	NONE	AQ-2.1.14 AQ Education -- Promote an education campaign dedicated to dissemination of the effects of air pollution and real time information of the Basin's conditions.	A	Policy supports a public education program that will help with the voluntary improvement of air quality and informing the general public in order to provide better public participation.	Existing program. No new implementation measures developed at this time.

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4: B1) It is the goal of the TRP to fulfill the requirements of the TRPA Compact. B2) It is the goal of the RTP to attain and maintain the environmental Threshold Carrying Capacities... B4) The Organization structures and process relevant to transportation and transit operations and governance shall be designed to facilitate the implementation of the Regional Transportation Plan and the goals of the Compact	AQ-2 MOBILE AIR POLLUTION SOURCES: Plans, programs, and projects that include a mobile source pollution element should reduce air pollutants to their maximum achievable levels at the earliest practicable date.	A	Pathway agreement	Page II-31 of the G & P, Transportation Control Measures Section: The California Clean Air Act defines transportation control measures as "any strategy to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing vehicle emissions." Transportation control measures can include both regulatory measures and transportation measures.	AQ-2.2.1 Transportation Control Measures (TCM) -- "Transportation Control Measures" shall be defined as "any strategy to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing vehicle emissions."	A	Policy supports goal and brings TRPA in line with other air pollution and transportation agencies.	Define TCMs;

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4:	AQ-2	A	Pathway agreement	Page II-26 of the G&P, Section A: The Compact states that the goal of transportation planning shall be to reduce to the extent feasible air pollution, which is caused by motor vehicles. The purpose of the Air Quality Plan is to attain and maintain the ETCC established by TRPA	AQ-2.2.2 TCM in the Air Quality Plan -- The Air Quality Plan will include Transportation Control Measures that reduce motor vehicle emissions to the maximum extent possible at the earliest practicable date.	A	Policy supports goal and brings TRPA in line with other air pollution and transportation agencies.	AQ Imp 1 AQ Imp 3 AQ Imp 4 AQ Imp 7 AQ Imp 8 AQ Imp 19 AQ Imp 20 AQ Imp 24 AQ Imp 26 AQ. Imp 63 RTP Improvements -- The Regional Transportation Plan shall demonstrate its overall effect on all TRPA Air Quality Thresholds and standards. AQ. Imp 64 Conformity -- TRPA shall develop a conformity process that determines the air quality impacts of transportation improvements on TRPA Air Quality Thresholds, similar to federal MPO air quality requirements.

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4	AQ-2	A	Pathway agreement	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-2.2.3 Emissions per Person -- Implement plans, programs and projects for people and goods movement that encourages the lowest emissions per person mile of travel.	A	Policy supports goal and sets up rational for transportation related air quality improvements.	AQ Imp 1 AQ Imp 4 AQ Imp 6 AQ Imp 7 AQ Imp 8 AQ Imp 19 AQ Imp 20 AQ Imp 24 AQ. Imp 65 Transit Providers -- Transit providers shall provide an emissions inventory of the existing and planned transit fleet and a plan for emission improvements to maximize the ability to meet all air quality standards.
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4:	AQ-2	A	Pathway agreement	Page III-6 of G & P, 6B & 6D: B) Traffic conflicts should be reduced by limiting or controlling access to major regional travel routes and major local roadway. D) Roadway designs shall accommodate bicycle lanes and transit stops and reduce conflicts between vehicles and bicycle and pedestrians.	AQ-2.2.4 Movement Synchronization & Integration -- Integrate and synchronize the signal network to improve air quality and provide priority to bicycles and pedestrians at facilities, intersections, and driveways.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 6 AQ Imp 21 AQ Imp 22

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4:	AQ-2	A	Pathway agreement	Page III-4 of the G&P, 4A & B: A) There shall be a high priority on constructing pedestrian and bicycle facilities in urbanized areas of the Regional and where reduction in congestion will result. B) Pedestrian and bicycle facilities shall be constructed, or upgraded, and maintained along major travel routes.	AQ-2.2.5 Non-Motorized Movement Bicycles -- Install Class 2 bike lanes on all major travel routes when the curb line is altered or improved or when major work is performed along that area.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 6 AQ Imp 20
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4	AQ-2	A	Pathway agreement	Page III-4 of the G&P, 4A & B:	AQ-02.2.6 Non-Motorized Movement Pedestrians -- Maintain year-round bicycle and pedestrian facilities in urbanized areas and along transportation routes used for commuting.	A	Policy supports goal and brings TRPA in line with other air pollution and transportation agencies.	AQ Imp 6 AQ Imp 19
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4:	AQ-2	A	Pathway agreement	Page III-6 of the G&P, Section 6B&C: B) Traffic conflicts should be reduced by limiting or controlling access to major regional travel routes and major local roadway. C) Intersection improvements required to upgrade existing levels of service including lane restriping, turn lanes, channelization and traffic signals should be implement when warranted.	AQ-2.2.7 Traffic Conflicts -- Improve air quality by reducing traffic conflicts.	A	Policy supports goal and brings TRPA in line with other air pollution and transportation agencies.	AQ Imp 21 AQ Imp 22 AQ Imp 26

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4:	AQ-2	A	Pathway agreement	Page III-6 of the G&P, Section 7F: Level of service (LOS) criteria for the region's highway system and signalized intersections during peak periods shall be: Level of service "C" on rural recreational/scenic roads; Level of service "D" on rural developed area roads; Level of service "D" on urban developed area roads; Level of service "D" for signalized intersections.; Level of Service "E" may be acceptable during peak periods in urban areas, not to exceed four hour per day.	AQ-2.2.8 Level of Service (LOS) -- Attain and maintain functional vehicle delay standards for the Region's road system and signalized intersections.	A	Previous policy structured as code.	AQ Imp 24 AQ. Imp 36 Level of Service -- Level of service (LOS) criteria for the Region's road system and signalized intersections during peak periods shall be: o Level of service "C" on rural recreational/scenic roads. o Level of service "D" on rural developed area roads. o Level of service "D" on urban developed area roads. o Level of service "D" for signalized intersections. o Level of service "E" may be acceptable during peak periods in urban areas, not to exceed four hours per day. Existing G&P II-6 7.F
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4:	AQ-2	A	Pathway agreement	Page III-3 of the G&P, Policy 1: Participate in state and local transportation planning efforts to ensure coordination and consistency in transportation system.	AQ-2.2.9 Transportation Participation -- Participate in state and local transportation planning efforts to ensure coordination and consistency with air quality objectives and to strengthen linkages between air quality and transportation.	A	Policy supports goal and brings TRPA in line with other air pollution and transportation agencies.	Existing practices; No implementation measures developed at this time.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4:	AQ-2	A	Pathway agreement	Page III-3 of the G&P, 2D:	AQ-2.2.10 Emission Estimates -- TRPA's Transportation plans and projects shall include an estimate of their expected emissions, measured in pounds for each criteria pollutant.	A	includes a requirement to provide emission estimates.	AQ Imp 24
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4:	AQ-2	A	Pathway agreement	Page III-2 of the G&P Section B4:	AQ-2.2.11 Attainment of ETCC -- The goal of TRPA's Transportation Plan shall be to reduce to the extent feasible air pollution caused by transportation activities and to attain and maintain the Environmental Threshold Carrying Capacities.	A	Policy supports goal and brings TRPA in line with other air pollution and transportation agencies.	AQ Imp 1 AQ Imp 3 AQ Imp 4 AQ Imp 6 AQ Imp 7 AQ Imp 8 AQ Imp 13 AQ Imp 19 AQ Imp 20 AQ Imp 21 AQ Imp 22 AQ Imp 24 AQ Imp 26 AQ Imp 28 AQ Imp 29 AQ Imp 36
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page III-2 of the G&P Section B1, B2 & B4:	AQ-2	A	Pathway agreement	Page II-31 of the G&P, ¶7&8: The California Clean Air Act defines transportation control measures as "any strategy to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing vehicle emissions." Transportation control measures can included both regulatory measures and transportation	AQ-2.2.12 TCMs -- TRPA's Transportation Plan shall include TCMs that reduce vehicle emissions to the maximum extent possible and at a minimum be designed and implemented to ensure that air quality standards are attained and maintained at levels at that are considered healthy for humans and our ecosystem at the earliest practicable date.	A	Policy supports goal and brings TRPA in line with other air pollution and transportation agencies.	AQ Imp 1 AQ Imp 3 AQ Imp 4 AQ Imp 6 AQ Imp 7 AQ Imp 8 AQ Imp 13 AQ Imp 19 AQ Imp 20 AQ Imp 21 AQ Imp 22 AQ Imp 24 AQ Imp 26 AQ Imp 36

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Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						measures.				
1.8.5 Air Quality/C.Emmett	AQ.DC-2 Visibility: Visibility in the Lake Tahoe Basin is at 2001 – 2003 levels or better.	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-3 VISIBILITY -- Visibility in the Region is maintained at a level that does not interfere with the protection, preservation, or enjoyment of the residents' or visitors' visual experience.	A	Pathway agreement	Code of Ordinance, Section 72.3C: Prescribed burning shall be limited to time periods for which TRPA finds that atmospheric conditions normally will allow complete dispersion of the smoke from the prescribed burn during each day of the burn.  Page II-33 of the G&P, Combustion Heaters 3 & 5	AQ-2.3.1 Visibility -- Reduce or limit sources of pollutants that degrade visibility.	A	TRPA does not have the resources to monitor atmospheric conditions. The fire council requested TRPA not dictate burn days.	AQ Imp 10 AQ Imp 11 AQ Imp 12 AQ Imp 13 AQ Imp 14 AQ Imp 15 AQ Imp 16 AQ Imp 17 AQ Imp 18 AQ Imp 24 AQ Imp 27
1.8.5 Air Quality/C.Emmett	AQ.DC-2	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-3	A	Pathway agreement	Page IV-22 of the G&P, Policy 3: The factors or conditions that contribute to scenic degradation in identified areas need to be recognized and appropriately considered in restoration programs to improve scenic quality.	AQ-2.3.2 Street Sweeping/Vacuums -- Utilize appropriate equipment and sweep roads frequently enough to prevent potentially harmful accumulation and distribution of materials.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 11 AQ Imp 12

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1.8.5 Air Quality/C.Emmett	AQ.DC-2	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-3	A	Pathway agreement	Page II-32 of the G&P, Best Management Practices 2nd ¶:	AQ-2.3.3 Paving of Roads, Driveways, Parking Areas -- All unpaved roads, driveways, and parking areas should be paved or treated to an acceptable level at the earliest practicable date.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	Existing Practices; No new implementation measures developed at this time.
1.8.5 Air Quality/C.Emmett	AQ.DC-2	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-3	A	Pathway agreement	Code of Ordinance Section 72.3C: Prescribed burning shall be limited to time periods for which TRPA finds that atmospheric conditions normally will allow complete dispersion of the smoke from the prescribed burn during each day of the burn.	AQ-2.3.4 Burning and Visibility -- All burning should be conducted on appropriate days to ensure air quality standards are maintained and that the maximum dispersion and elimination of pollutants occurs.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 2 AQ Imp 14 AQ Imp 15 AQ Imp 16 AQ Imp 17
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the G&P 1st¶: The purpose of Ch 93 is to implement TRPA's Air Quality Plan and... The traffic and air quality mitigation fees collected under Ch 93 must be expended on projects which will offset or reduce emissions.	AQ-4 AIR QUALITY MITIGATION -- An adequate air quality mitigation program, including air quality mitigation fees, is maintained for the Region.	A	Pathway agreement	Page II-29 of the AQ Subelement, 2nd full ¶	AQ-2.4.1 AQ Mitigation Fees -- Collect the appropriate mitigation fees and expend air quality mitigation fees on measures that offset AQ emissions.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 8 AQ Imp 28 AQ Imp 29

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the G&P 1st:	AQ-4	A	Pathway agreement	Code of Ordinance Section 95-1: Beginning December 1, 1993, each rental transaction in which the rental car is rented by, or delivered to, a person in the Tahoe Region, shall be assessed a mitigation fee in the amount of \$4 for each day of the rental transaction.	AQ-2.4.2 AQ Fee on Rental Cars -- Air quality mitigation fees shall be assessed on rented vehicles.	A	existing	AQ Imp 3 Minor changes to existing code
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the G&P 1st:	AQ-4	A	Pathway agreement	Page III-3 of the G&P, 2D:	AQ-2.4.3 Mitigation Fund -- New, expanded, or revised developments, projects, equipment installations, and land uses, shall document and mitigate their regional and cumulative air quality impacts through either direct mitigation or contributing to an air quality mitigation fund.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 8 AQ Imp 28 AQ Imp 29
<b>Alternative 2 - WATER QUALITY</b>										

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1 LAKE TAHOE CLARITY - Restore and then maintain the waters of Lake Tahoe for the purposes of human enjoyment and preservation of its ecological status as one of the few large, deepwater, ultraoligotrophic lakes in the world with unique transparency, color and clarity.	WQ1 REDUCE LOADS OF SEDIMENT AND ALGAL NUTRIENTS TO LAKE TAHOE; MEET SEDIMENT AND NUTRIENT OBJECTIVES FOR TRIBUTARY STREAMS, SURFACE RUNOFF, AND SUB-SURFACE RUNOFF, AND RESTORE 80 PERCENT OF THE DISTURBED LANDS.	WQ-1 RESTORE AND MAINTAIN THE WATER QUALITY OF LAKE TAHOE FOR THE PURPOSES OF HUMAN ENJOYMENT AND TO PRESERVE ITS ECOLOGICAL STATUS AS ONE OF THE FEW LARGE, DEEPWATER, ULTRAOLIGOTROPIC LAKES IN THE WORLD. RESTORE AND MAINTAIN LAKE TAHOE'S UNIQUE TRANSPARENCY, COLOR AND CLARITY.	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	NONE	NONE		N/A	W. Q. Goal 1 Implementation Measure: Amend language in the Goals and Policies Document of TRPA's Regional Plan

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.					

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Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	WQ1.1 DISCHARGE OF MUNICIPAL OR INDUSTRIAL WASTEWATER TO LAKE TAHOE, ITS TRIBUTARIES, OR THE GROUNDWATERS OF THE TAHOE REGION IS PROHIBITED, EXCEPT FOR EXISTING DEVELOPMENT OPERATING UNDER APPROVED ALTERNATIVE PLANS FOR WASTEWATER DISPOSAL, AND CATASTROPHIC WILDFIRE PREOTECTION TO PREVENT THE IMMINENT DESTRUCTION OF THE STPUD LUTHER PASS PUMP STATION.	WQ-1.1 DISCHARGE OF MUNICIPAL OR INDUSTRIAL WASTEWATER TO THE SURFACE OR GROUND WATERS OF THE LAKE TAHOE REGION IS PROHIBITED, EXCEPT FOR EXISTING DEVELOPMENT OPERATING UNDER APPROVED ALTERNATIVE PLANS FOR WASTEWATER DISPOSAL AND CATASTROPHIC WILDFIRE PROTECTION.	A	This policy establishes the regulatory expectations for facilities and operations involved with sewage effluent transport out of the Tahoe Basin (consistent with the Porter Cologne Water Quality Control Act). This policy is associated with restoring Lake Tahoe's transparency and clarity as represented in Desired Conditions statement 1 and the current W.Q.Goal 1. The retrofitting and upgrading of sewage pump-out facilities will be targeted by the County Public Works and Utility infrastructure maintenance programs. This policy focuses on protecting public health and reducing loads of total nitrogen and phosphorus.	WQ.IMP-1 Staff Recommendation for Amending the Code of Ordinances: Amend language in Water Quality Control Chapter. Focus change in Applicability, Discharge Limits, Prohibition of Wastewater Discharge and Prohibition of Toxic or Hazardous Waste Discharge sections.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	WQ1.2 ALL PERSONS WHO OWN LAND AND ALL PUBLIC AGENCIES WHICH MANAGE PUBLIC LANDS IN THE LAKE TAHOE REGION SHALL PUT BEST MANAGEMENT PRACTICES (BMPs) IN PLACE; MAINTAIN THEIR BMPs; PROTECT VEGETATION ON THEIR LAND FROM UNNECESSARY DAMAGE; AND RESTORE THE DISTURBED SOILS ON THEIR LAND.	WQ-1.2 ALL PERSONS WHO OWN LAND AND ALL AGENCIES WHICH MANAGE PUBLIC LANDS IN THE LAKE TAHOE REGION WILL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) THAT ARE CONSISTENT WITH CURRENT DEFENSIBLE SPACE REQUIREMENTS. ALL BMPs MUST BE FUNCTIONALLY MAINTAINED TO REDUCE TMDL POLLUTANT AND NUTRIENT LOADS. MAINTAINANCE INCLUDES PROTECTING VEGETATION AND SOIL FROM UNNECESSARY DISTURBANCE.	A	This amended Policy articulates TRPA's commitment to lead the technical reconciliation for Source and Hydrologic Control BMPs with current Defensible Space requirements in order to integrate the priority for Public Safety. This policy guides the design requirements for BMPs for both retrofit and new permitting. TRPA fully supports the concurrent implementation of both defensible space measures and erosion and sediment controls. TRPA supports both programs so they can succeed in their mutual programmatic objectives.	WQ.IMP-2 Staff Recommendation for Amending the Code of Ordinances: Amend language in Best Management Requirements Chapter. Focus change in Applicability, Project Compliance Program, Standard BMP Requirements, Additional Requirements, Special Circumstances and Maintenance of BMPs Sections: particular attention to Temporary BMPs, Permanent BMPs, Discharge Permits and Alternative Residential Program subsections. Nexus Language required to link the Water Quality Control Chapter with the Best Management Practices chapter with focus on the updated Discharge Limits section connection to the 1 inch per hour stormwater runoff volume. WQ.IMP-3 Continue to develop the 3rd Edition of the BMP Handbook to provide clear technical guidance on BMP

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.					maintenance consistent with Water Quality subelement and threshold findings and Defensible Space measures as required in the Code of Ordinances and by the Rapid Assessment Methodology (RAM) evaluation protocol for the Lake Clarity Crediting System.

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	WQ1.3 APPLICATION OF BMPS TO PROJECTS SHALL BE REQUIRED AS A CONDITION OF APPROVAL FOR ALL PROJECTS.	WQ-1.3 IMPLEMENTATION AND MAINTENANCE OF TEMPORARY AND PERMANENT BMPS WILL BE REQUIRED AS A CONDITION OF APPROVAL FOR PERMITTING NEW PROJECTS. ALTERNATIVELY, AREA-WIDE SOLUTIONS THAT ACHIEVE WATER QUALITY TREATMENT MAY INCLUDE IRREVOCABLE COMMITMENTS FOR COMPREHENSIVE MULTI-PARCEL PARTICIPATION AND LONG TERM MAINTENANCE WILL BE ELIGIBLE FOR MEETING BMP PROGRAM REQUIREMENTS.	A	This amended policy identifies the permitting of new projects as an appropriate and opportune time for requiring the implementation of both temporary and permanent BMPS. This policy also emphasizes the requirement of maintaining those BMPS for the life of the project. Additionally, this amended policy provides an alternative multi-parcel cooperative solution for achieving BMP program compliance through area-wide water quality treatment; particularly for environmentally constrained project areas and parcels.	WQ.IMP-4 Staff Recommendation for Amending the Code of Ordinances: Amend language in Best Management Requirements chapter. Focus change in Applicability, Project Compliance Program, Standard BMP Requirements, Additional Requirements, Special Circumstances and Maintenance of BMPs sections. Particular attention will be given to the Temporary BMPS, Permanent BMPS, Discharge Permits and Alternative Residential Program subsections. WQ.IMP-5 Continue to support the funding for the Erosion Control Team as a critical implementation program to achieve Water Quality threshold and policy objectives. Assist in securing continued long term funding for current BMP Retrofit Program and seriously explore Budget Change Proposal (BCP) process to include

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.					(request and propose) permanent program funding as a line item in TRPA's general fund. (and not rely on federal 319h grant funds and state proposition grant funds to continue supporting the BMP program). WQ.IMP-6 Continue to develop the 3rd Edition of the BMP Handbook to provide clear technical guidance on BMP maintenance consistent with Water Quality Threshold findings identified in the Code of Ordinances and the new Rapid Assessment Methodology (RAM) evaluation protocol for the Lake Clarity Crediting System. WQ.IMP-7 TRPA staff will work with SQWIC to update the Project Delivery Process (PDP) for conducting the Existing Conditions Analysis (ECAM) and the Formulation and Evaluation of Alternatives (FEA) procedures to better capture and evaluate opportunities for areawide stormwater treatment that include

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										the private parcel infill in the project design.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	WQ1.4 RESTORE AT LEAST 80 PERCENT OF THE DISTURBED LANDS WITHIN THE REGION.	WQ-1.4 RESTORE THE NATIVE VEGETATION AND THE NATURAL HYDROLOGIC FUNCTION OF THE SOIL TO AT LEAST 80 PERCENT OF THE DISTURBED PUBLIC LANDS WITHIN THE TAHOE REGION.	A	This policy has been modified to reflect contemporary restoration principles and TRPA's restoration crediting program objectives. These program objectives represent the projected state of affairs the agency plans to achieve improvements in water quality by continuing to support the value of SEZ, Wetland and Riverine Floodplain restoration. TPRA will be the agency that awards and incentivizes the water quality benefits (actually multi-threshold benefits) that restoration actions in the TMDL Stream Channel Source Category and the Forest Upland Source Category contribute to reducing impacts on surface water quality. This amended policy directs restoration programs and project actions to achieve the true recovery of ecosystem services based on accepted restoration criteria for reestablishing native vegetation, soil and hydrologic function.	WQ.IMP-7 Staff Recommendation for Amending the Code of Ordinances: Amend Land Coverage Standards Environmental Program and the Water Quality Mitigation chapters. Focus change in Water Quality Mitigation chapter in Applicability, Required Offsets, Exemptions, Use and Distribution of Mitigation Funds sections; with particular attention given to the Mitigation Projects subsection. For the Environmental Improvement Program chapter the focus will be on the EIP Relationship to other Plans section with particular attention given to Mitigation Fees and Relationship to the 208 Water Quality Plan subsections. For the Land Coverage Standards chapter focus change in the Manner of Transferring Land Coverage, Prohibition of Additional Land Coverage in Land Capability Districts

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.				This policy also provides a quantified target for the amount of restoration that will positively contribute to the attainment of the clarity challenge goal even though these efforts are not part of the Urban Upland Clarity Crediting programs of Lahonton W.Q.C.B. and NDEP. Proper restoration of disturbed lands creates an opportunity for self sustaining systems that over-time provide reliable services and long term returns for the financial investment incurred.	1a, 1c, 2, 3 and 1b (Stream Environment Zones) and Land Coverage Requirements for Redevelopment Projects sections. Particular attention will be given to the Restoration and Retirement of Land Coverage and Restoration Requirements subsections and Removal of Land Coverage for Credit subparagraph. Nexus language may be required by amending the Transfer of Development chapter with focus on the Restriction of Parcels section. Nexus language will be required by amending the Definitions chapter. WQ.IMP-8 This proposed policy may require TRPA staff to participate in the development of jurisdictional Stormwater Management Plans or Stormwater Load Reduction Plans to assist county and state staff in addressing this objective. This proposed policy will

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										<p>require continued EIP program emphasis and funding. This proposed policy will require continued inter-agency collaboration with state funding and project implementing agencies such as California Tahoe Conservancy and Nevada State Lands (among others) . TRPA will need to closely evaluate it's restoration crediting program for incentivizing the successful implementation of these directives.</p>

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	WQ1.5 UNITS OF LOCAL GOVERNMENT, STATE TRANSPORTATION DEPARTMENTS, AND OTHER IMPLEMENTING AGENCIES SHALL RESTORE 25 PERCENT OF THE SEZ LANDS THAT HAVE BEEN DISTURBED, DEVELOPED, OR SUBDIVIDED IN ACCORDANCE WITH THE CAPITAL IMPROVEMENTS PROGRAM (PART II).	WQ-1.5 LOCAL GOVERNMENTS, STATE TRANSPORTATION DEPARTMENTS AND OTHER IMPLEMENTING AGENCIES WILL RESTORE THE HYDROLOGIC FUNCTION OF SEZ's THAT HAVE BEEN DISTURBED, DEVELOPED, OR SUBDIVIDED IN ACCORDANCE WITH THE SEZ THRESHOLD AND ENVIRONMENTAL IMPROVEMENT PROGRAM'S GOALS.	A	The preservation and restoration of naturally-functioning Stream Environment Zones is an essential part of the Water Quality Subelement. It is well documented that intact and functioning Stream Environment Zones have many beneficial effects on water quality. The development of Stream Environment Zones in the Tahoe Basin has adversely affected water quality; in many cases permanently. Stream Environment Zone restoration is known to be a comparatively cost-effective action for improving water quality. This policy is consistent with the high-priority the EIP places on the Stream Restoration program. Minor change to this policy was requested from state transportation departments. Comments received to date have stated that the SEZ lands must be under their control in order to propose and sponsor this type of restoration action. This Policy will require detailing the	WQ.IMP-9 Staff Recommendation for Amending the Code of Ordinances: Amend Land Coverage Standards, Environmental Improvement Program and Water Quality Mitigation Chapters. Focus change in the Water Quality Mitigation Chapter in the Applicability, Required Offsets, Exemptions, Use and Distribution Of Mitigation Funds and Stream Zone Restoration Program Sections; with particular attention to the Mitigation Projects subsection. For the Environmental Improvement Program chapter the focus will be on the EIP Relationship to other Plans section with particular attention given to the Mitigation Fees and Relationship to the 208 Water Quality Plan subsections. For the Land Coverage Standards Chapter the change will be focused in the Manner of Transferring Land Coverage, Prohibition

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.				enhanced incentives potentially available to eligible PTOD's and CPs (for mixed use redevelopment) when successful SEZ restoration demonstrates "above and beyond" environmental benefits.	of Additional Land Coverage in Land Capability Districts 1a, 1c, 2, 3 and 1b (Stream Environment Zones) and Land Coverage Requirements for Redevelopment Projects sections. Particular attention will be given to the Restoration and Retirement of Land Coverage and Restoration Requirements subsections and Removal of Land Coverage for Credit subparagraph. A consistency nexus may be required by amending the Transfer of Development Chapter with focus on the Restriction of Parcels section and the Transfer of All Existing Development from Sensitive Lands subparagraph.

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	WQ1.6 THE USE OF FERTILIZER WITHIN THE TAHOE REGION SHALL BE RESTRICTED TO USES, AREAS, AND PRACTICES IDENTIFIED IN THE HANDBOOK OF BEST MANAGEMENT PRACTICES. FERTILIZERS SHALL NOT BE USED IN OR NEAR STREAM AND DRAINAGE CHANNELS, OR IN STREAM ENVIRONMENT ZONES, INCLUDING SETBACKS, AND IN SHOREZONE AREAS. FERTILIZER USE FOR MAINTENANCE OF PREEXISTING LANDSCAPING SHALL BE MINIMIZED IN STREAM ENVIRONMENT ZONES AND ADJUSTED OR PROHIBITED IF FOUND, THROUGH EVALUATION OF CONTINUING MONITORING RESULTS, TO BE IN VIOLATION OF APPLICABLE WATER QUALITY DISCHARGE AND RECEIVING WATER STANDARDS.	WQ-1.6 PERMIT FERTILIZER, PESTICIDE AND HERBICIDE USE ONLY WHEN GUIDED BY APPROVED INTEGRATED MANAGEMENT PLANS.	A	This policy is intended to control and reduce the impact from fertilizer in sensitive areas, stormwater runoff and groundwater. One of Lake Tahoe's primary water quality problems is the imbalance in the Lake's nutrient budget. Consequently, controlling the use of artificial fertilizers is an essential component of TRPA's water quality program. Nitrogen and phosphorus load reduction requirements have been identified in the Lake Tahoe TMDL, Pollution Control Opportunities Report. These load reduction objectives will require more stringent controls and restrictions on fertilizer use in order to reduce nitrogen and phosphorus loads to surface and ground waters. The details of fertilizer management plans will be also updated in the 3rd Edition of The Handbook of Best Management Practices (Water Quality Management	WQ.IMP-10 Staff Recommendation for Amending the Code of Ordinances: Amend Water Quality Control Chapter to specify the limitations and requirements that must be developed and included in an integrated management plan (Pesticide Use and Fertilizer Management sections). Amend Best Management Practices Requirements Chapter with focus on Additional Requirements, Special Circumstances and Maintenance of BMPs sections. WQ.IMP-11 Continue to develop the 3rd Edition of the BMP Handbook to provide clear technical guidance on the BMP requirements for developing acceptable Fertilizer and Pesticide Application Management Plans that are consistent with Water Quality subelement and threshold findings as required in the Code

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.				Plan for the Lake Tahoe Region, Volume II, November 1988). Pesticide and Herbicide use in the Lake Tahoe Basin is rather minimal but these chemical control substances are often classified by the EPA as persistent contaminants for soil and water resources. Their use will also be addressed and updated in the Pesticide Use section of the Water Quality Control Chapter. If a public lands manager or property owner declares that they will not require using onre of the following (fertilizer, herbicide or pesticides) in their operations then that element (chapter) of the integrated management plan may not need to be developed.	of Ordinances.

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	WQ1.7 OFF ROAD VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE REGION EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED.	DELETED due overlap with Recreation	D	N/A	N/A

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	WQ1.8 TRANSPORTATION AND AIR QUALITY MEASURES AIMED AT REDUCING AIRBORNE EMISSIONS OF OXIDES OF NITROGEN IN THE TAHOE BASIN SHALL BE CARRIED OUT.	DELETED due overlap with Air Quality	D	N/A	N/A

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	NONE	(As represented in the beginning of this matrix, this particular Policy tiers off of the need to redress the W.Q. Thresholds Pelagic Numerical and Management Standards.) POLICY WQ-1.7: ADOPT TMDL LOAD ALLOCATIONS, INTERIM TARGETS AND MILESTONES FOR REDUCING FINE SEDIMENT, TOTAL NITROGEN AND TOTAL PHOSPHOROUS AS THE PRIMARY MANAGEMENT STANDARDS FOR ACHIEVING THE LAKE TAHOE CLARITY CHALLENGE AND IMPROVING WATER QUALITY. ALL PROJECTS WILL BE PERMITTED UNDER TMDL LOAD REDUCTION FINDINGS WHEN APPLICABLE. ALL OTHER PROJECTS WILL BE PERMITTED UNDER UPDATED CONCENTRATION DISCHARGE STANDARDS AS THEY RELATE TO THE STORMWATER RUNOFF VOLUME GENERATED BY THE ONE INCH PER HOUR STORM.	A	The Water Quality findings for permitting projects and actions will be amended to be consistent with the new TMDL program and standards; when and where applicable. (as represented in the CA SWMPs or NV Stormwater Load Reduction Plans or functional equivalent). Other private parcels not identified in the jurisdictions prioritized catchment stormwater strategies will be permitted under the updated concentration discharge standards as they relate to the volume of stormwater runoff generated by the one inch per hour storm. (as calculated for the project area or parcel).	WQ.IMP-11 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control Chapter with focus on the Discharge Limits Section. Amend the Grading Standards Chapter with focus on the Discharge Prohibitions Section. Consistency nexus will be required for the BMP Requirements Chapter in the Standard BMP Requirements and Maintenance of BMPS sections; focusing on the Runoff Water subsection and Infiltration and Excess Runoff subparagraphs.

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	NONE	WQ-1.8 STATE AND LOCAL JURISDICTIONS MUST DEVELOP, ADOPT AND IMPLEMENT STORMWATER MANAGEMENT PLANS, STORMWATER LOAD REDUCTION PLANS OR A FUNCTIONAL EQUIVALENT TO GUIDE THE IMPLEMENTATION OF CAPITAL PROJECTS AND OPERATIONS AND MAINTENANCE ACTIVITIES. THESE PLANS MUST IDENTIFY HOW LOADS OF FINE SEDIMENT, NITROGEN AND PHOSPHORUS WILL BE REDUCED BY IMPLEMENTING ADVANCED POLLUTION CONTROL MEASURES IN URBAN DISTRICTS, ALONG ROADS AND HIGHWAYS AND IN AREAS OF CONCENTRATED IMPERVIOUS COVERAGE.	N	CA Stormwater Management Plans (SWMP's) and NV Stormwater Load Reduction Plans (SLRPs) will be required to meet the Clarity Challenge and satisfy the preceding direction from proposed Water Quality Policy 1.7. These documents will be developed and implemented by the jurisdictions to provide a comprehensive framework for stormwater management. These stormwater management plans and stormwater load reduction plans will focus activities and improvements on the county's urban districts, primary and secondary roads, highways and areas of concentrated impervious coverage. This policy is designed to require more precise programmatic commitments beyond what is currently required by the BMP new permitting and retrofit programs. These documents will identify stormwater operational	WQ.IMP-12 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control chapter to include the requirement for developing and adopting SWMP's SLRP's. These amendments will also require that these documents identify the commitments for TMDL pollutant load reduction. with focus on the Applicability and Discharge Limits sections. Amend the Grading Standards chapter with focus on the Discharge Prohibitions section. Consistency nexus will be required in the Grading and Construction Schedule chapter with focus on the Grading and Construction Schedule section. Additional consistency nexus will be required for the BMP Requirements chapter in the Project Compliance Program, Standard BMP Requirements and Maintenance of BMPS sections. Consider consistency

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.				management, the mapping and inventorying of physical stormwater facilities and assets, the articulation of prioritized load reduction strategies and actions by registered catchment and a description of how the jurisdictions will integrate with state roadway-EIP projects. These documents may also be required to identify the short and long term funding sources for financing program commitments This may include analyzing the feasibility of developing Stormwater Management Districts, Stormwater Cooperatives, Special Tax Assessment Districts or some other stable funding strategy. CA Stormwater Management Plans (SWMP's) and NV Stormwater Load Reduction Plans (SLRPs) are critical documents that identify capital improvements and programmatic commitments for advanced operations and maintenance	language in the Environmental Improvement Program chapter with focus on the EIP Relationship to Other Plan Provisions section. Consider consistency language in the Allocation of Development chapter with focus on the Distribution and Administration of Residential Allocations section and Water Quality Improvement subsection.

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									<p>activities by prioritized catchment consistent with the TMDL Implementation Plan and the Clean Water Act's NPDES program. After a specified phase-in period, local and county EIP water quality roadway projects and those projects, other than single family residential, that require allocations for new development, will be permitted only when a jurisdictional SWMP, SLRP or functional equivalent has been developed and adopted. The SWMP, SLRP or functional equivalent must identify and prioritize opportunities for area-wide stormwater treatment as a condition of being included on the Environmental Improvement Program's 5 year project list for the stormwater management program. Forest operations and fuels reduction projects on federal lands would not be subject to this provision.</p>	

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	NONE	WQ-1.9 REQUIRE ROADWAY OPERATIONS AND MAINTENANCE PROGRAMS TO EMPLOY ADVANCED CONTROL MEASURES TO REDUCE FINE PARTICULATE FROM SUSPENDED ROAD DUST AND SURFACE RUNOFF. THESE MEASURES MUST INCLUDE BUT ARE NOT LIMITED TO: EMPLOYING ALTERNATIVE ROAD PAVING MATERIALS, REDUCING THE USE OF ROAD ABRASIVES AND IMPLEMENTING MORE EFFICIENT ROAD SWEEPING PROGRAMS AND TECHNOLOGY. STORE ROAD SALT IN CONTAINED FACILITIES TO PREVENT OFF-SITE DISCHARGE.	N	Current policies have proven inadequate and do not address the full range of paved roadway maintenance issues needed to reduce water quality impacts. This programmatic recommendation is emphasized and consistent with the recommendations of the TMDL and IWQMSR. In order to meet the Clarity Challenge this policy emphasizes focused improvement through enhanced and innovative road maintenance activities. This policy establishes a priority to reduce loads of fine sediment and other pollutants that are generated from paved roadways by encouraging alternative stormwater operations and maintenance actions.	WQ.IMIP-13 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control chapter with focus on the Applicability and Discharge Limits sections. Amend the BMP Requirements Chapter in the Project Compliance Program, Standard BMP Requirements and Additional Requirements and Maintenance of BMPS sections. Consider nexus language in the Environmental Improvement Program chapter with focus on the EIP Relationship to Other Plan Provisions section and particular attention given to the Mitigation Fees and Relationship to the 208 Water Quality Plan subsections. Consider nexus language in the Allocation of Development chapter with focus on the Distribution and Administration of Residential Allocations section and Water Quality Improvement

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.					subsection.

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	NONE	WQ-1.10 REDUCE AIRBORNE LOADS OF FINE PARTICULATES FROM SUSPENDED DUST FROM UNPAVED ROADS AND CONSTRUCTION SITES. REDUCE FINE SEDIMENT LOADS GENERATED BY STORMWATER RUNOFF FROM UNPAVED ROADS AND CONSTRUCTION SITES.	N	Installation and maintenance of BMPs on unpaved roads and active construction sites is required to reduce airborne dust and the atmospheric deposition of fine sediment particles to surface water bodies, (where they contribute to impairing clarity). Controlling stormwater runoff with high loads of fine sediment is also emphasized for these two settings. Appropriate permanent and temporary BMPs will be applied to unpaved forest and seasonal roads as well as construction sites in order to limit the suspension and re-suspension of fugitive airborne dust. Equally important is the ability of the BMPs to contain and capture fine particle loads in stormwater runoff.	WQ.IMP-14 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control chapter with focus on the Applicability and Discharge Limits sections. Amend the Grading Standards chapter with focus on the Seasonal Limitations, Dust Control and Discharge Prohibitions sections with particular attention being given to the Winterization subsection. Consistency nexus will be required in the Grading and Construction Schedule chapter with focus on the Grading and Construction Schedule section. Additional nexus language will be required for the BMP Requirements chapter in the Project Compliance Program, Standard BMP Requirements and Maintenance of BMPS sections. Consider nexus language in the Environmental Improvement Program chapter with

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.					focus on the EIP Relationship to Other Plan Provisions section. Consider nexus language in the Allocation of Development chapter with focus on the Distribution and Administration of Residential Allocations section and Water Quality Improvement subsection. The Code (BMP Requirements chapter) will require new language that provides for requiring Construction or Operational Stormwater Pollution Prevention Plans (SWPPPs) or a functional equivalent for project areas creating disturbance that will be greater than one acre, and comprehensive BMP plans or a functional equivalent for project areas less than one acre as a condition of permitting in order to require more exacting details as to how potential water quality impacts will be prevented, minimized or mitigated in these settings. WQ.IMP-15

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										<p>Continue to develop the 3rd Edition of the BMP Handbook to provide clear technical guidance on BMP maintenance consistent with Water Quality subelement threshold findings identified in the Code of Ordinances for the retrofitting and appropriate treatment measures for unpaved roads and surfaces. Develop clear guidelines for SWPPP's, comprehensive BMP plans or their functional equivalent.</p>

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	Policy WQ2.1 (REFER TO BELOW)	WQ-1.11 ALL PERSONS ENGAGING IN SNOW DISPOSAL OPERATIONS ON PUBLIC AND PRIVATE LANDS WILL STORE SNOW IN ACCORDANCE WITH UPDATED BMP DESIGN CRITERIA AND DISPOSAL PRACTICES. STRUCTURAL STORMWATER BMPS THAT WILL BE RELIED ON FOR PROVIDING WINTER SNOW STORAGE MUST BE DESIGNED AND CONSTRUCTED TO PREVENT DISCHARGE OF CONCENTRATED SNOW MELT AND CONTAMINANTS TO SEZS, GROUNDWATER OR SURFACE WATER.	A	The disposal and melting of snow in stormwater BMPs (e.g. stormwater detention or infiltration basins) can result in the concentrated delivery of nutrients, salts, hydrocarbons and heavy metals to the water quality treatment facility (BMP). Additionally, because these facilities are not designed or engineered to sustain or endure repeated snow loading they are often times left damaged and needing of repair. Therefore, physical site criteria, BMP structural design and operational management standards (i.e. maintenance requirements) have been updated to address the use of stormwater BMPs during the winter as snow disposal areas. The engineering requirements for stormwater BMPs used for snow disposal will be detailed in the 3rd edition of the Handbook of Best Management Practices and the	WQ.IMP-16 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control chapter with focus on the Applicability and Snow Disposal sections. Amend the Grading Standards chapter with focus on the Discharge Prohibitions and Winterization sections. Additional consistency nexus will be required for the BMP Requirements chapter in the Standard BMP Requirements and Maintenance of BMPS sections. WQ.IMP-17 Continue to develop the 3rd Edition of the BMP Handbook to provide clear technical guidance on BMP design and construction standards that are consistent with Water Quality subelement threshold findings identified in the Code of Ordinances regarding the structural and geotechnical requirements for using these stormwater facilities

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.				Code of Ordinances. Concentrated snow from highways, paved roads and large parking lots contain significant loads of fine particulates, salts and other hydrocarbon contaminants in addition to nitrogen and phosphorus. Salts and hydrocarbon contaminants are known to be deleterious to vegetation and all of these constituents are known to be deleterious to water quality.	for winter snow storage.

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	NONE	WQ-1.12 THE TECHNICAL EVALUATION OF FUNCTIONAL PERFORMANCE FOR BEST MANAGEMENT PRACTICES WILL BE ESTABLISHED BY AN APPROPRIATE INTER-AGENCY WATER QUALITY ADVISORY COMMITTEE.	N	A challenge exists today in regulating and treating pollutant and nutrient constituents in urban stormwater runoff. Past policies have sought to control stormwater runoff pollution to the maximum extent practicable (MEP) by implementing Best Management Practices (BMPs). It is US EPA policy that urban stormwater runoff be regulated as a "point source," (under the NPDES program). This requires Best Management Practices to effectively treat or control targeted pollutants in stormwater runoff so they do not cause or contribute to violations of water quality standards at the point of discharge. This has led to a need for a BMP ratcheting-down process where the regulatory agencies and the stormwater dischargers must review the performance and effectiveness of those BMPs that are relied on to achieve	WQ.IMP-18 Staff Recommendation for Amending the Code of Ordinances: Develop new language in be Best Management Requirements chapter with focus on the Project Compliance Program, Standard BMP Requirements, Special Circumstances and Maintenance of BMPs sections. Amend Water Quality Control chapter with focus on the Applicability and Discharge Limits to require that all BMPs be evaluated based on a functional criteria for BMP performance as TMDL pollutant source controls, hydrologic controls (reducing runoff volumes and velocities), and treatment train or end-point pollutant removal systems. WQ.IMP-19 TRPA staff will need to facilitate and develop this subcommittee and process through a coordinated inter-agency (Regulatory, Implementing and Funding Agencies)

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.				compliance with water quality standards. BMP functional performance and effectiveness criteria for achieving water quality standards when treating urban stormwater runoff will be conducted by the Stormwater Quality Improvement Committee (SWQIC) or the Regional Stormwater Monitoring Program (RSWMP) or a functional equivalent Technical Advisory Committee. The cost of stormwater treatment technology will be strongly represented in this review and evaluation process. There are also significant technical questions about the need for this degree of control which is based on not exceeding a worst-case based water quality standard in the stormwater runoff at the point of discharge for a determined hydrologic volume-design storm event. TRPA Water Quality and BMP programs place as a high priority on developing a technically valid, cost-effective process	arrangement with RSWMP members and assembled with redundant members from SQWIC.

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									<p>and policy for regulating the urban stormwater runoff effluent on the beneficial uses of the receiving waters as achieved through Best Management Practices. This Best Management Practices functional assessment and performance criteria is being collaboratively developed for the regional BMP database and the 3rd Edition of the Best Management Practices Handbook, (in cooperation with SQWIC and RSWMP).</p>	

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	NONE	WQ-1.13 REQUIRE THE IMPLEMENTATION OR FINANCIAL GUARANTEE OF IMPLEMENTATION OF BMPs AT POINT-OF-SALE.	A	The current Regional Plan's Water Quality Threshold Goal 1, Policy 2 has not been successfully implemented as designed and intended. (Approximately 25% compliance for the whole Tahoe basin instead of the 100% compliance as required by the TRPA Goals and Policies and Code of Ordinances). The current policy required the retrofitting of all eligible private and public properties with BMPs by October 15, 2008. BMP Program implementation and compliance was applied by the priority system dates by zone as described in the Best Management Practices Requirements Chapter; specifically the BMP Retrofit Program section. Recent discussions with the EPA and the CA Attorney General's office has indicated that introducing this new regulatory mechanism will assist in accelerating the BMP programs' ability to	WQ.IMP-20 Staff Recommendation for Amending the Code of Ordinances: Amend the BMP Requirements chapter in the BMP Retrofit Program section with focus on the Priority System and Disclosure Requirements subsections.

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.				facilitate basin wide compliance. It was requested that it be developed and advanced as an amended policy and new strategy for achieving BMP implementation and maintenance on all properties within the Tahoe Basin, (and ultimately satisfy the TRPA's BMP Program's legal mandate for achieving 100% private parcel compliance). Additionally the TMDL, IWQMSR and the PROR all identify private parcel BMP implementation as a necessary component in achieving the 20 year Lake Tahoe Clarity Challenge.	

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-2 (per 1987 Goals and Policies)	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	NONE	NOW RECOMMENDED TO BE WQ-1.14 THE STANDARDS FOR BACKSHORE BMPs AND SHOREZONE PROTECTIVE STRUCTURES WILL INCLUDE SPECIFIC LITTORAL ANALYSIS, SPECIAL CONSTRUCTION TECHNIQUES, UPDATED ENGINEERING PRACTICES AND SITE SPECIFIC DEVELOPMENT CRITERIA.	A	There is an urgent need from the Shorezone EIS to update this existing policy. Sediment and other discharges from shorezone construction or maintenance activities can have an immediate and obvious impact on water clarity and quality in localized areas. The replacement or upgrading of Shorezone protective structures will be guided by proper design, analysis, engineering and construction techniques in addition to using appropriate materials and other measures as represented and translated from the current ACOE Coastal Engineering Manual. This updating and application of appropriate coastal planning and engineering techniques and analysis's to apply in the Lake Tahoe shorezone will be required and necessary to mitigate and protect the natural values and water quality of the	WQ.IMP-21 Staff Recommendation for Amending the Code of Ordinances: Amend all of the Shorezone BMP appendix and develop nexus language to the BMP Requirements chapter in the Applicability, BMP Compliance Program and Standard BMP requirements sections with reference to the Temporary and Permanent BMPs subsections. Consider nexus language in the Grading Standards chapter with focus on the Discharge Prohibitions and Disposal of Materials sections. Consider additional consistency language in the Special Information Reports and Plans chapter. Consider updating language in the Definitions chapter. WQ.IMP-22 Continue to develop the 3rd Edition of the BMP Handbook to provide clear technical guidance on the design standards and maintenance

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.				shorezone. Staff has initiated the funding, research and contract assistance to compile and present this information in the upcoming 3rd Edition of The Best Management Practices Handbook.	requirements for backshore BMPs and shorezone protective structures.

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1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ-1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal.	NONE	WQ-1.15 PROVIDE INCENTIVES TO LAND ACQUISITION AND BUYOUT PROGRAMS TO PERMANENTLY RETIRE EXCESS COVERAGE.	N	This policy has resulted from years of collaborating and working with state land banks to provide additional financial leverage for permanently retiring excess coverage.	WQ.IMP-23 Staff Recommendation for Amending the Code of Ordinances: Amend the Land Coverage chapter with focus on the Transferred Land Coverage Requirements and Restoration Requirements sections and amend the Water Quality Mitigation chapter with focus on the SEZ Restoration Program section.

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					Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2: Human & Environmental Health Water quality conditions in the Lake Tahoe basin protect human and environmental health.	WQ-2 REDUCE OR ELIMINATE THE ADDITION OF OTHER POLLUTANTS WHICH AFFECT, OR POTENTIALLY AFFECT, WATER QUALITY IN THE TAHOE BASIN.	GOAL WQ-2 HUMAN & ENVIRONMENTAL HEALTH: WATER QUALITY STANDARDS IN THE LAKE TAHOE REGION MUST BE CONSISTENT WITH THE PROTECTION OF HUMAN AND ENVIRONMENTAL HEALTH.	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	NONE	NONE		NA	W. Q. Goal 2 Implementation Measure: Amend language in the Goals and Policies Document of TRPA's Regional Plan

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	WQ2.1 ALL PERSONS ENGAGING IN PUBLIC SNOW DISPOSAL OPERATIONS IN THE TAHOE REGION SHALL DISPOSE OF SNOW IN ACCORDANCE WITH SITE CRITERIA AND MANAGEMENT STANDARDS IN THE HANDBOOK OF BEST MANAGEMENT PRACTICES.	NOW WQ-1.11 ALL PERSONS ENGAGING IN SNOW DISPOSAL OPERATIONS ON PUBLIC AND PRIVATE LANDS WILL REMOVE SNOW IN ACCORDANCE WITH UPDATED BMP DESIGN CRITERIA AND DISPOSAL PRACTICES. STRUCTURAL BMPs THAT WILL BE RELIED ON FOR WINTER SNOW STORAGE MUST BE DESIGNED AND CONSTRUCTED TO PREVENT DISCHARGE OF CONCENTRATED SNOW MELT AND CONTAMINANTS TO SEZS, GROUNDWATER OR SURFACE WATER.	A	The current policy is inadequate and does not address the full range of paved surface and road maintenance issues needed to reduce water quality impacts. The disposal and melting of snow in stormwater BMPs can result in the concentrated delivery of nutrients, hydrocarbons and heavy metals to the stormwater treatment facility (structural BMP). Therefore, site criteria, BMP design and management standards have been updated to address the use of stormwater BMPs during the winter as snow disposal areas. The engineering requirements for stormwater BMPs used for snow disposal will be detailed in the 3rd edition of the Handbook of Best Management Practices and represented in the Code of Ordinances. Concentrated snow from primary roads, highways and large parking lots contain fine sediments, salts and hydrocarbon	WQ.IMP-24 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control Chapter with focus on the Applicability, Discharge Limits and Snow Disposal sections special attention being given to the Discharges to Surface and Groundwater subsections. Amend the Grading Standards chapter with focus on the Winterization, Discharge Prohibitions and Excavation Limitations section. Nexus language may be needed in the Groundwater Interception and Excavation subsections. Additional consistency language will be required for the BMP Requirements Chapter in the Standard BMP Requirements and Maintenance of BMPS sections. Consider additional consistency language in the Special Information Reports and Plans chapter

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>				<p>contaminants in addition to nitrogen and phosphorus; all which are deleterious to water quality.</p>	<p>with focus on the Subsurface Investigations and Reports section.</p>

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	WQ2.2 DISCHARGES OF SEWAGE TO LAKE TAHOE, ITS TRIBUTARIES, OR THE GROUNDWATER'S OF THE LAKE TAHOE REGION ARE PROHIBITED. SEWAGE COLLECTION, CONVEYANCE AND TREATMENT DISTRICTS SHALL HAVE APPROVED SPILL CONTINGENCY, PREVENTION, AND DETECTION PLANS.	WQ-2.1 PUBLIC AGENCIES WILL UPDATE AND ENHANCE THEIR SPILL CONTINGENCY, PREVENTION AND DETECTION PLANS TO REDUCE THE RISK OF ILLICIT DISCHARGES OF SEWAGE OR WASTEWATER TO SURFACE WATER, GROUNDWATER OR SOIL. THE DISCHARGE OR DISPOSAL OF SOLID WASTES TO THE SURFACE WATER, GROUNDWATER OR SOIL IS PROHIBITED EXCEPT FOR SPECIFIC EMERGENCIES REQUIRING THE PROTECTION OF PUBLIC HEALTH.	A	Threats to Public health and safety, environmental damage and illicit subsurface discharges that violate water quality standards can be caused by failing or antiquated underground sewage and sanitary conveyance systems and infrastructure. This risk will be prevented and minimized by replacing these facilities with best available technology and updating the readiness of spill, prevention and detection plans. This Policy is mainly focused on Human and Environmental Health and modified to add surface and ground waters and additionally cover inappropriate disposition of trash and soil spoils from grading or BMP maintenance. Land filling or other practices for disposing of solid or toxic wastes can add harmful biological oxygen demand, nutrients, and leaching of hazardous substances to the	WQ.IMP-25 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control Chapter with focus on the Applicability, Discharge Limits, Prohibition of Wastewater Discharge and Spill Control sections with special attention being given to the Holding tanks and Other No discharge Systems subsections. Consider nexus to the Grading Standards Chapter with focus on the Excavation Limitations Sections; with focus on the Groundwater Interception and Excavation subsections. Consider additional consistency language in the Special Information Reports and Plans chapter with focus on the Subsurface Investigations and Reports section.

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>				<p>watershed of Lake Tahoe. Therefore, the control of solid or toxic waste disposal is necessary to protect and enhance water quality. Existing state policies and laws will continue to govern solid waste disposal in the Tahoe Region (Porter Cologne). However, questions still remain as to whether this policy should be linked and assigned to the Lake Clarity Goal or to the Human and Environmental Health Goal? Domestic and commercial sewage, wastewater and hazardous waste discharges, regardless of cause, not only contribute unnecessary nutrient and contaminant loads to Lake Tahoe, but also create a risk for public health, (especially through consumptive and contact uses). Accidental discharges will be prevented and / or minimized through reviewing life cycle and risk analysis for system infrastructure, reviewing design and construction practices</p>	

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									and updating the spill contingency, prevention, and detection (monitoring) plans. All agencies which collect or transport sewage or wastewater must update their methods and plans for detecting and correcting exfiltration problems.	

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	WQ2.3 ALL INSTITUTIONAL USERS OF ROAD SALT IN THE LAKE TAHOE REGION SHALL KEEP RECORDS SHOWING THE TIME, RATE, AND LOCATION OF SALT APPLICATION. STORAGE OF ROAD SALT SHALL BE IN ACCORDANCE WITH THE HANDBOOK OF BEST MANAGEMENT PRACTICES.	DELETED as separate policy. This objective has been integrated into POLICY WQ-1.9 as proposed above.	D	NA	NA

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	WQ2.4 UNDERGROUND STORAGE TANKS FOR SEWAGE, FUEL, OR OTHER POTENTIALLY HARMFUL SUBSTANCES SHALL MEET STANDARDS SET FORTH IN TRPA ORDINANCES AND SHALL BE INSTALLED, MAINTAINED AND MONITORED IN ACCORDANCE WITH THE HANDBOOK OF BEST MANAGEMENT PRACTICES	WQ-2.2 PHASE OUT UNDERGROUND STORAGE TANKS FOR SEWAGE, FUEL, OR OTHER HAZARDOUS OR TOXIC SUBSTANCES WHERE POSSIBLE. WHERE THIS IS NOT POSSIBLE, REPLACE UNDERGROUND STORAGE TANKS WITH BEST AVAILABLE TECHNOLOGY. UNDERGROUND FACILITY REPLACEMENTS WILL BE INSTALLED, MAINTAINED, AND MONITORED IN ACCORDANCE WITH TRPA AND STATE REGULATIONS.	A	Threats to Public health and safety, environmental damage and illicit subsurface discharges that violate water quality standards can be caused by failing or antiquated underground storage tanks. This risk will be prevented and minimized by replacing existing tanks with best available technology (i.e. multi-walled or above ground tanks) only when the need for continued localized storage can be substantiated.	WQ.IMP-26 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control Chapter with focus on the Applicability, Discharge Limits, Prohibition of Wastewater Discharge and Prohibition of Toxic or Hazardous Waste Discharge and Spill Control sections with special attention being given to the Holding tanks and Other No discharge Systems subsections. Consider nexus to the Grading Standards Chapter with focus on the Excavation Limitations Sections; with focus on the Groundwater Interception and Excavation subsections. Consider additional consistency language in the Special Information Reports and Plans chapter with focus on the Subsurface Investigations and Reports section.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	WQ2.5 NO PERSON SHALL DISCHARGE SOLID WASTES IN THE LAKE TAHOE REGION BY DEPOSITING THEM ON OR IN THE LAND, EXCEPT AS PROVIDED BY TRPA ORDINANCE.	DELETED AS A STAND ALONE POLICY AND RECOMMENDED TO MERGE WITH WQ-2.1	D	N/A	N/A

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	WQ2.6 TRPA SHALL COOPERATE WITH OTHER AGENCIES WITH JURISDICTION IN THE LAKE TAHOE REGION IN THE PREPARATION, EVALUATION, AND IMPLEMENTATION OF TOXIC AND HAZARDOUS SPILL CONTROL PLANS.	WQ-2.3 TRPA WILL COOPERATE WITH THOSE AGENCIES IN THE LAKE TAHOE REGION THAT ARE RESPONSIBLE FOR THE PREPARATION, EVALUATION, AND IMPLEMENTATION OF TOXIC AND HAZARDOUS SPILL CONTROL PLANS.	A	A single spill of a toxic or hazardous material in the Region could significantly reverse progress in attaining water quality goals. TRPA will cooperate with the Forest Service, the EPA, and state water quality and health agencies to prevent and control toxic and hazardous spills.	WQ.IMP-27 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control Chapter with focus on the Applicability, Discharge Limits, Prohibition of Toxic or Hazardous Waste Discharge and Spill Control sections. Consider nexus to the Grading Standards Chapter with focus on the Discharge Prohibitions and Disposal of Materials sections. Consider additional consistency language in the Special Information Reports and Plans chapter with focus on the Subsurface Investigations and Reports section.

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	CURRENT 1987 WQ2.7: THE BMPs WILL BE AMENDED TO INCLUDE SPECIAL CONSTRUCTION TECHNIQUES, DISCHARGE STANDARDS, AND DEVELOPMENT CRITERIA G26APPLICABLE TO PROJECTS IN THE SHOREZONE.	NOW RECOMMENDED AS WQ-1.14 THE STANDARDS FOR BACKSHORE BMPs AND SHOREZONE PROTECTIVE STRUCTURES WILL INCLUDE SPECIFIC LITTORAL ANALYSIS, SPECIAL CONSTRUCTION TECHNIQUES, UPDATED ENGINEERING PRACTICES AND SITE SPECIFIC DEVELOPMENT CRITERIA.	A	There is an urgent need from the Shorezone EIS to update this existing policy. Sediment and other discharges from shorezone construction or maintenance activities can have an immediate and obvious impact on water clarity and quality in localized areas. The replacement or upgrading of Shorezone protective structures will be guided by proper design, analysis, engineering and construction techniques in addition to using appropriate materials and other measures as represented and translated from the current ACOE Coastal Engineering Manual. This updating and application of appropriate coastal planning and engineering techniques and analysis's to apply in the Lake Tahoe shorezone will be required and necessary to mitigate and protect the natural values and water quality of the	WQ.IMP-28 Staff Recommendation for Amending the Code of Ordinances: Amend all of the Shorezone BMP appendix and develop nexus language to the BMP Requirements Chapter in the Applicability, BMP Compliance Program and Standard BMP requirements sections with reference to the Temporary and Permanent BMPs subsections. Consider nexus to the Grading Standards Chapter with focus on the Discharge Prohibitions and Disposal of Materials sections. Consider additional consistency language in the Special Information Reports and Plans chapter.

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>				<p>shorezone. Staff has initiated the funding, research and contract assistance to compile and present this information in the upcoming 3rd Edition of The Best Management Practices Handbook.</p>	

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	WQ2.8 LIQUID OR SOLID WASTES FROM RECREATIONAL VEHICLES AND BOATS SHALL BE DISCHARGED AT APPROVED PUMP-OUT FACILITIES. PUMP-OUT FACILITIES WILL BE PROVIDED BY PUBLIC UTILITY DISTRICTS, MARINAS, CAMPGROUNDS, AND OTHER RELEVANT FACILITIES IN ACCORDANCE WITH STANDARDS SET FORTH IN THE HANDBOOK OF BEST MANAGEMENT PRACTICES.	WQ-2.4 LIQUID OR SOLID WASTES FROM RECREATIONAL VEHICLES AND BOATS WILL BE DISCHARGED ONLY AT APPROVED PUMP-OUT FACILITIES. PUMP-OUT FACILITIES WILL BE PROVIDED BY PUBLIC UTILITY DISTRICTS, MARINAS, CAMPGROUNDS, AND OTHER RELEVANT FACILITIES TO PREVENT SPILLS AND INADVERTENT DISCHARGES.	A	Policy language has been amended to require sanitary discharges to be disposed of "only at approved pump-out facilities". Code language will be updated and also any reference in the upcoming 3rd Edition of The Best Management Practices Handbook.	WQ.IMP-29 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control Chapter with focus on the Applicability, Discharge Limits, Prohibition of Wastewater Discharge, Prohibition of Toxic or Hazardous Waste Discharge and Spill Control sections with special attention being given to the Holding tanks and Other No discharge Systems subsections.

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	WQ2.9 EVALUATE THE FEASIBILITY AND EFFECTIVENESS OF PONDING FACILITIES ALONG STREAM CORRIDORS AS A STRATEGY FOR REMOVING INSTREAM LOADS OF SEDIMENT AND NUTRIENTS.	DELETED due coverage in SEZ Subelement and TMDL Implementation Subelement	D	N/A	N/A

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	WQ2.10 REDUCE THE IMPACTS OF MOTORIZED WATERCRAFT ON WATER QUALITY.	WQ-2.5 REDUCE THE IMPACTS OF MOTORIZED WATERCRAFT ON WATER QUALITY.	NO CHANGE	The use of motorized watercraft on lakes within the region adversely affects water quality through the discharge of pollutants such as methyl-tertiary-butyl ether (MTBE), benzene, toluene, polycyclic aromatic hydrocarbons (PAHs), human waste, and hydrocarbons. TRPA will implement measures to attain and maintain TRPA, state, and federal water quality standards because these pollutants can impact fish, wildlife, recreation and contact and consumptive beneficial uses of water supplies.	WQ.IMP-30 Staff Recommendation for Amending the Code of Ordinances: Existing Code language is considered adequate and No Code amendment updating or change is currently being recommended

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>					

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	NONE	WQ-2.6 IMPLEMENT NEW STANDARDS FOR SOURCE WATER PROTECTION ZONES AROUND PUBLIC GROUNDWATER WELLS. SOURCE WATER PROTECTION FOR GROUNDWATER WELLS WILL BE IMPLEMENTED BASED ON A HYDROGEOLOGIC ANALYSIS AROUND THOSE WELLS THAT INCLUDES AN ASSESSMENT OF THE SOILS SATURATED HYDROLOGIC CONDUCTIVITY AND THE GROUNDWATER'S HYDROLOGIC TIME OF TRAVEL. PUBLIC LAKE INTAKE PROTECTION ZONES WILL BE BASED UPON AN ASSESSMENT OF THE RISKS ASSOCIATED WITH ADJACENT SHOREZONE USES.	N	The Source Water Protection Chapter was adopted in 1999, but this chapter does not adequately address how to analyze and create effective source water protection zones. At present, nutrients from infiltration are "not thought" to represent a threat to drinking water quality in Lake Tahoe but the focus here is more on other soluble and persistent pollutants such as hydrocarbons, MBTE, PAHs, BTEX etc. Protection from possible contaminants is needed for zones of contribution (ZOC) based surface overlaying and on subsurface hydrologic time-of-travel in the contributing aquifer. These range from Zone A (2 years), Zone B (5 years) to Zone C (10 years) for South Tahoe Public Utility District. There is also an additional buffer zone protection that may be required in some circumstances (see STPUD Administrative Code, Division 7). A	WQ.IMP-31 Staff Recommendation for Amending the Code of Ordinances: Comprehensively amend with minor language adjustments all sections of the Source Water Protection chapter.

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					<p>individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.</p>				<p>minimum intake buffer zone of 1320 ft. has been proposed pending the results of the risk assessment for possible contaminating activities by the Lake Tahoe Water Suppliers Association.</p>	

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1.8.6 Water Quality/ T. Hagan	WQ.DC-2	WQ2	WQ-2	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This process resulted in a re-articulation of the Desired Conditions for Lake Tahoe's water quality standards in regards to Human and Environmental Health. In this case, the Pathway effort distinguished the Water Quality Threshold's Goals associated with consumptive, contact and non-contact beneficial uses. TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal 2 states the management objective and it is then followed by	NONE	WQ-2.7 ACHIEVING STORMWATER TREATMENT THROUGH SOIL INFILTRATION CAN NOT CREATE A SIGNIFICANT RISK TO GROUNDWATER QUALITY.	N	This Policy's focus is on controlling the nutrient and contaminant loads potentially being delivered to groundwater by urban BMPs, (this includes controlling pollutants that would impact source water protection zones). The historic reliance on Best Management Practices that infiltrate stormwater (e.g. structural stormwater BMPs such as infiltration basins, wet basins and stormwater treatment wetlands) presumed that the native soil being infiltrated into are suitable and capable of providing adequate pollutant treatment and removal. The Groundwater threshold language and current Code establishes in the Grading Standards and Water Quality Control chapters that if there is evidence of a direct hydrologic connection between surface and groundwater, then surface water discharge standards applied before stormwater could be	WQ.IMP-32 Staff Recommendation for Amending the Code of Ordinances: Amend the Water Quality Control Chapter with focus on the Applicability and Discharge Limits Sections; special attention being given to the Discharges to Groundwater subsection. Amend the Grading Standards Chapter with focus on the Discharge Prohibitions and Excavation Limitations Sections; special attention being given to the Groundwater Interception and Excavation subsections. Consistency nexus will be required in the Grading and Construction Schedule Chapter with focus on the Grading and Construction Schedule section. Additional consistency language and nexus will be required for the BMP Requirements Chapter in the Standard BMP Requirements and

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					individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.				allowed to interface with groundwater (receiving waters). Pre-project soil-hydrologic and groundwater studies will be relied on to estimate the treatment capacity of the unsaturated soil volume below the bottom of any planned stormwater basin or subsurface facility. This requirement will ensure that stormwater infiltration does not create an unacceptable risk of delivering nutrient or contaminant loads inadvertently to groundwater resources. This policy seeks to prevent jeopardizing the beneficial uses (domestic consumption) associated with Lake Tahoe's groundwater resources and is consistent with the objectives of the Safe Drinking Water Act.	Maintenance of BMPS sections. Additional updating and consistency language will be necessary in the Special Information Reports and Plans chapter with focus on the Subsurface Investigations and Reports section. WQ.IMP-33 Continue to develop the 3rd Edition of the BMP Handbook to provide clear technical guidance on the design standards and maintenance requirements for infiltration BMPs as informed by this research
<b>Alternative 2 - COMMUNITY DESIGN</b>										

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.7 Community Design/J. Hitchcock	CD.DC-1: Community Design Communities of the Lake Tahoe Basin are planned and designed with aesthetic characteristics that respect the local natural systems. Lake Tahoe's built environment is diverse yet appropriate in scale and style. It helps foster the identity of individual communities and a sense of place.	NONE	CD-1 COMMUNITY CHARACTER: COMMUNITIES OF THE LAKE TAHOE BASIN ARE PLANNED AND DESIGNED WITH AESTHETIC CHARACTERISTICS THAT RESPECT THE LOCAL NATURAL SYSTEMS. LAKE TAHOE'S BUILT ENVIRONMENT IS DIVERSE YET APPROPRIATE IN SCALE AND STYLE. IT HELPS FOSTER THE IDENTIFY OF INDIVIDUAL COMMUNITIES AND A SENSE OF PLACE.	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-1.1 REQUIRE THAT HEIGHT, BULK, TEXTURE, FORM, MATERIALS, COLORS, LIGHTING, SIGNING AND OTHER DESIGN ELEMENTS OF NEW, REMODELED AND REDEVELOPED BUILDING BE COMPATIBLE WITH THE NATURAL, SCENIC, AND RECREATIONAL VALUES OF THE REGION	N	This new policy acts to support regulation that requires all projects to be consistent with the natural values of the region and to enhance scenic quality in the Tahoe Basin.	CD.IMP-2 Amend Chapter 30, Design Standards to add location standards and design standards for telecommunication towers. CD.IMP-4 Amend Chapter 22, Height to permit additional height with special findings within Transect Districts designated as Town Centers, Tourist Centers, and Neighborhood General. CD.IMP-5 Amend Chapter 22, Height to redefine how height is measured on steep slopes to promote the stair-stepping of structures. CD.IMP-6 Amend Chapter 26, Signs to permit the use of Changeable Message Signs (CMS) by State DOTs along designated scenic highway corridors and within Transect Districts designated at Tourist Core if all community design and scenic impacts are fully mitigated. CD.IMP-7 Amend Chapter 30, Design Standards to designate rock

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										outcrops, sand dunes, cliffs, and unique land forms as protected scenic resources. CD.IMP-8 Amend Chapter 30, Design Standards to require cutoff shields for exterior lights. CD.IMP-12 Amend Chapter 30, Design Standards to require the co-location and consolidation of private and public signs along the scenic highway corridors.
1.8.7 Community Design/J. Hitchcock	CD.DC-1	NONE	CD-1	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-1.2 ACHIEVE THE DESIRED COMMUNITY CHARACTER THROUGH AESTHETIC COMPATIBILITY OF LAND USES AND THE IMPLEMENTATION OF DESIGN STANDARDS THAT MAINTAIN A HIGH QUALITY BUILT ENVIRONMENT.	N	This new policy acts to support regulation to maintain appropriate design standards according to land use types and to foster high quality design in the built environment while enhancing the basin's community character.	CD.IMP-2 CD.IMP-3 CD.IMP-5 CD.IMP-7 CD.IMP-8

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.7 Community Design/J. Hitchcock	NONE	CD1 INSURE PRESERVATION AND ENHANCEMENT OF THE NATURAL FEATURES AND QUALITIES OF THE REGION, PROVIDE PUBLIC ACCESS TO SCENIC VIEWS, AND ENHANCE THE QUALITY OF THE BUILT ENVIRONMENT.	CD-2 SCENIC PRESERVATION AND ENHANCE: PRESERVE AND ENHANCE THE NATURAL FEATURES AND QUALITIES OF THE REGION, PROVIDE PUBLIC ACCESS TO SCENIC VIEWS, AND ENHANCE THE QUALITY OF THE BUILT ENVIRONMENT.	A	Existing goal is amended for clarity and intent.	CD1.1 THE SCENIC QUALITY RATINGS ESTABLISHED BY THE ENVIRONMENTAL THRESHOLDS SHALL BE MAINTAINED OR IMPROVED.	CD-2.1 SCENIC QUALITY RATINGS MAINTAIN OR IMPROVE THE SCENIC QUALITY RATINGS ESTABLISHED BY THE ENVIRONMENTAL THRESHOLDS.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD1	CD-2	A	Existing goal is amended for clarity and intent.	CD1.2 RESTORATION PROGRAMS BASED ON INCENTIVES WILL BE IMPLEMENTED IN THOSE AREAS DESIGNATED IN NEED OF SCENIC RESTORATION TO ACHIEVE THE RECOMMENDED RATING.	CD-2.2 SCENIC RESTORATION PROGRAMS IMPLEMENT SCENIC QUALITY IMPROVEMENT PROGRAM INCENTIVES AND RECOMMENDATIONS IN THOSE AREAS DESIGNATED IN NEED OF SCENIC RESTORATION TO ACHIEVE THE RECOMMENDED RATING.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD1	CD-2	A	Existing goal is amended for clarity and intent.	NONE	CD-2.3 SCENIC QUALITY IMPROVEMENT PROGRAM IMPLEMENT RECOMMENDATIONS OUTLINED IN THE SCENIC QUALITY IMPROVEMENT PROGRAM FOR ANY DEVELOPMENT PROPOSED IN AREAS TARGETED FOR SCENIC RESTORATION AS PART OF PROJECT	A	This new policy acts to support existing regulations that requires implementation of scenic recommendations in the adopted Scenic Quality Improvement Program.	Existing implementation measures

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							APPROVAL.			
1.8.7 Community Design/J. Hitchcock	NONE	CD1	CD-2	A	Existing goal is amended for clarity and intent.	NONE	CD-2.4 COMMUNITY PLAN SCENIC QUALITY: IMPLEMENT THE SCENIC AND COMMUNITY DESIGN RECOMMENDATIONS OUTLINED IN THE THRESHOLD ENVIRONMENTAL TARGETS FOR ANY DEVELOPMENT PROPOSED IN ADOPTED COMMUNITY PLAN AREAS.	A	This new policy acts to support existing regulations that requires implementation of scenic restoration projects outlined in the environmental targets and adopted in each community plan.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2 REGIONAL BUILDING AND COMMUNITY DESIGN CRITERIA SHALL BE ESTABLISHED TO ENSURE ATTAINMENT OF THE SCENIC THRESHOLDS, MAINTENANCE OF DESIRED COMMUNITY CHARACTER, COMPATIBILITY OF LAND USES, AND	CD-3 IMPLEMENT REGIONAL BUILDING AND COMMUNITY DESIGN: REGIONAL BUILDING AND COMMUNITY DESIGN CRITERIA SHALL BE ESTABLISHED TO ENSURE ATTAINMENT OF THE SCENIC THRESHOLDS, MAINTENANCE OF DESIRED COMMUNITY	A	Existing goal is amended for grammar and re-numbered.	CD2.1 REGIONAL DESIGN REVIEW SHALL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REIGON. THIS REVIEW MAY ENTIAL ADDITIONAL REQUIREMENTS OR SPECIAL REQUIRMENTS NOT LISTED BELOW.	CD-3.1 REGIONAL DESIGN REVIEW WILL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REIGON. THIS REVIEW MAY ENTIAL ADDITIONAL REQUIREMENTS OR SPECIAL REQUIRMENTS NOT LISTED BELOW.	A	Policy reworded for clarity and intent.	Existing implementation measures

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		COORDINATED PROJECT REVIEW.	CHARACTER, COMPATIBILITY OF LAND USES, AND COORDINATED PROJECT REVIEW.							
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A Site Design: All new development shall consider site design which includes, at a minimum:	CD-3.1.A Site Design: All new development and redevelopment will consider site design which includes, at a minimum:	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A.(1) Existing natural features to be retained and incorporated into the site design.	CD-3.1.A.(1) Preserve, retain, and incorporate into the site design all existing natural features such as rock outcrops, sand dunes, cliffs, and unique land forms.	A	Policy reworded and amended to include additional natural features afforded scenic protection.	CD.IMP-7
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A.(2) Building placement and design to be compatible with adjacent properties and consideration of solar exposure, climate, noise, safety, fire protection, and privacy.	CD-3.1.A.(2) Design and site buildings to be compatible with adjacent properties and consideration of solar exposure, views, climate, noise, safety, fire protection, and privacy.	A	Policy reworded for clarity and view considerations added to site planning.	Existing implementation measures

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A.(3) Site planning to include a drainage, infiltration, and grading plan meeting BMP standards.	CD-3.1.A.(3) Design Site site plans to planning to include a drainage, infiltration, and grading plan meeting BMP standards.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A.(4) Access, parking, and circulation to be logical, safe, and meet the requirements of the transportation element.	CD-3.1.A.(4) Design access, parking, and circulation to be logical, safe, and meet the requirements of the transportation element.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B Building Height, Bulk and Scale: Standards shall be adopted to ensure attractive and compatible development. The following shall be considered:	CD-3.1.B Building Height, Bulk and Scale: Standards will be adopted to provide for attractive and compatible development. The following will be considered:	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B.(1) Building height shall be limited to two stories except that provisions for additional height requirements shall be provided for unique situations such as lighting towers, ski towers, steep sites, redevelopment projects and tourist accommodation facilities.	CD-3.1.B.(1) Additional height over base-allowed will be provided for unique situations such as lighting towers, ski towers, steep sites, redevelopment projects, tourist accommodation facilities, multi-family facilities, and for areas designated as special height districts or pedestrian transit oriented development districts.	A	Policy reworded and amended to remove two storey limitations for single family residential uses. Allow additional height findings to be made for multi-family residential structures, within special height districts, and within areas designated as Pedestrian-Transit Oriented Districts (PTOD).	CD.IMP-4
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B.(2) Building height limits shall be established to ensure that buildings do not project above the forest canopy, ridge lines, or otherwise	CD-3.1.B.(2) Building height limits will be established prevent buildings from projecting above the forest canopy, ridge lines, or otherwise detracting from the	A	Policy reworded for clarity and intent.	Existing implementation measures

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						detract from the viewshed.	viewshed.			
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B.(3) Buffer requirements shall be established for noise, snow removal, aesthetic, and environmental purposes.	CD-3.1.B.(3) Buffer requirements will be established for noise, snow removal, aesthetic, and environmental purposes.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B.(4) The scale of structures should be consistent with surrounding uses.	CD-3.1.B.(4) The scale, bulk, and massing of structures should be consistent with surrounding uses.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B.(5) Viewshed should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.	CD-3.1.B.(5) Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.C Landscaping: The following should be considered with respect to this design component of a project.	CD-3.1.C No changes proposed.	U	Policy renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.C.(1) Native vegetation should be utilized whenever possible.	CD-3.1.C.(1) No changes proposed.	U	Policy renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.C.(2) Vegetation should be used to screen parking and to alleviate long strips of parking space.	CD-3.1.C.(2) Landscaping should be used to screen parking and to alleviate large expanses of parking space.	A	Policy reworded for clarity and intent.	Existing implementation measures

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.C.(3) Plants should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture.	CD-3.1.C.(3) Landscaping should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.C.(4) Landscaping shall be consistent with defensible space criteria.	N	New policy proposed to require landscaping plans to be consistent with local, state, and federal defensible space criteria and regulations.	CD.IMP-1
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.D Lighting: Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be considered.	Moved to Goal CD-4, Dark Sky below.	D	Policy moved to a new goal.	See Goal Cd-4. Dark Sky
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.D.(1) Exterior lighting should be minimized with an emphasis on safety and should be consistent with the architectural design.	Moved to Goal CD-4, Dark Sky below.	D	Policy moved to a new goal.	See Goal Cd-4. Dark Sky
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.D.(2) Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well placed, low intensity lights.	Moved to Goal CD-4, Dark Sky below.	D	Policy moved to a new goal.	See Goal Cd-4. Dark Sky
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.D.(3) Lights should not blink, flash, or change intensity.	Moved to Goal CD-4, Dark Sky below.	D	Policy moved to a new goal.	See Goal Cd-4. Dark Sky

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E Signing: In determining sign design, the following should be considered:	CD-3.1.D Signing: In determining sign design, the following should be considered:	U	Policy is renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(1) Off premise signs are prohibited.	No amendments proposed.	U	Policy is renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(2) Signs should be incorporated into building design.	No amendments proposed.	U	Policy is renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(3) When possible, signs should be consolidated into clusters to avoid clutter.	CD-3.1.D.(3) When possible, private, public and highway signs should be consolidated into clusters to avoid clutter.	A	Policy reworded to include highway signage.	CD.IMP-12
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(4) Signage should be attached to buildings when possible.	No amendments proposed.	U	Policy is renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(5) Standards for height, lighting, and square footage for on premise signs shall be formulated and shall be consistent with the land uses permitted in each district.	CD-3.1.D.(5) Standards for height, lighting, and square footage for on premise signs shall be formulated and will be consistent with the land uses permitted in each district.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.D.(6) Prohibit the use of signage that employs lights that blink, flash, or change intensity.	N	This policy currently exists in the Code of Ordinance and is added to the Goals and Policies for consistency	Existing implementation measures

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.D.(7) Prohibit the use of Changeable Message Signs, except for use to convey public health and safety information, by the State's Department of Transportation and within the Stateline and North Stateline Community Plan Areas.	N	This policy is added to limit the use of Changeable Message Signs/Electronic Reader Boards to the minimum necessary and to only a few geographic locations in the basin to protect scenic resources and reduce light and glare and visual clutter.	CD.IMP-6
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.D.(6) Landscaping should be incorporated into all free standing signs.	N	New policy added to require the incorporation of landscaping in all free standing signs to improve the aesthetic quality of signs and improve the scenic and community character thresholds. This supports existing guidelines for signage landscaping.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E Telecommunication Towers: The following should be considered with respect to locating telecommunication towers in the Tahoe Basin:	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances	CD.IMP-2

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									are silent on telecommunicatino towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E.(1) Telecommunications towers should be sited in a manner that results in it not being visually evident from Lake Tahoe, designated scenic corridors and scenic resources, from public recreation areas and designated bicycle trails.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E.(2) Telecommunication towers should be sited in a manner that does not result in lake and ridgeline view blockage.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E.(3) The height of telecommunication towers should be the minimum necessary to properly function and there is no feasible alternative requiring less height.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E.(4) When possible all efforts should be made to co-locate telecommunication devices on existing towers.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	Policy CD-3.1.E.(5) Telecommunications towers should be constructed of materials that are of non-glare finish and earth tone colors that minimize reflectivity	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	Policy CD-3.1.E.(6) When appropriate telecommunication towers should be constructed as a monopole and designed to mimic trees, colors and materials that are found in the surrounding natural environment.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.2 LOCAL JURISDICTIONS ARE ENCOURAGED TO ADOPT DESIGN GUIDELINES CONSISTENT WITH THE REGIONAL PLAN.	CD-3.2 LOCAL JURISDICTIONS ARE ENCOURAGED TO ADOPT DESIGN GUIDELINES AND STANDARDS CONSISTENT WITH THE REGIONAL PLAN.	A	Amended existing policy to encourage the adoption of standards and not just guidelines	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	CD.DC-3: Dark Sky Views of the night sky from the naturally appearing areas of the Basin are conducive to star gazing. Light emanating	NONE	CD-4 DARK SKY VIEWS OF THE NIGHT SKY FROM THE NATURALLY APPEARING AREAS OF THE BASIN ARE CONDUCTIVE TO STAR GAZING. LIGHT EMANATING FROM THE BUILT ENVIRONMENT IS CAREFULLY CONTROLLED TO	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	CD2.1.D Lighting Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be considered.	N/A	U	Existing Policy	Existing implementation measures

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	from the built environment is carefully controlled to ensure safety and security without encroaching on the regional dark sky.		ENSURE SAFETY AND SECURITY WITHOUT ENCROACHING ON THE REGIONAL DARK SKY.							
1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	CD2.1.D.(1) Exterior lighting should be minimized with an emphasis on safety and should be consistent with the architectural design.	CD-4.1 EXTERIOR LIGHTING SHOULD BE MINIMIZED WITH AN EMPHASIS ON SAFETY AND SHOULD BE CONSISTENT WITH THE ARCHITECTURAL DESIGN.	U	Existing Policy	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	CD2.1.D.(2) Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well placed, low intensity lights.	CD-4.1 OVERALL LIGHT LEVELS SHOULD BE COMPATIBLE WITH THE LAND USE TYPE AND NEIGHBORHOOD LIGHT LEVELS. EMPHASIS SHOULD BE PLACED ON A FEW, WELL PLACED, LOW INTENSITY, DOWN CASTING LIGHTS.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-4.3 MINIMIZE STRAY LIGHT AND UNNECESSARY LIGHTING BY IMPLEMENTING DESIGN STANDARDS FOR LIGHTING ACCORDING TO LAND USE TYPE AND TRANSECT DISTRICT.	N	This new policy acts to support regulation to reduce night light pollution. Pathway Forum and Scenic Resource TWG supported adoption of Dark Sky policies.	CD.IMP-8 Existing implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-4.4 ALL LIGHTS SHALL HAVE CUT-OFF SHIELDS ON LIGHT FIXTURES.	N	This new policy acts to support regulation to reduce night light pollution. Pathway Forum and Scenic Resource TWG supported adoption of Dark Sky policies.	CD.IMP-8 Existing implementation measures
1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-4.5 PROHIBIT THE USE OF LIGHTS THAT BLINK, FLASH, OR CHANGE INTENSITY.	N	This new policy acts to support regulation to reduce night light pollution. Pathway Forum and Scenic Resource TWG supported adoption of Dark Sky policies.	Existing implementation measures
<b>Alternative 2 -- TRANSPORTATION</b>										
1.9 Transportation/K. Fink	T.DC-1. A multimodal transportation system that promotes viable alternatives for mobility needs, encourages alternative mode use, and decreases dependency on the private	T1 Participate in state and local transportation planning efforts to ensure coordination and consistency in the transportation system.	NONE	A	This goal was deleted and moved to be policy T-5.1 under Goal T-5, Inter-Intra Regional Transportation	NONE	T-5.1 Participate in state and local transportation planning efforts to ensure coordination and consistency in the transportation system, and to strengthen linkages of both inter- and intra-regional transportation.	A	This policy is meant to facilitate inter- and intra-regional transportation.	

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	automobile.									
1.9 Transportation/K. Fink	T.DC-1	T1	NONE	A	This goal was deleted and moved to be policy T-5.1 under Goal T-5, Inter-Intra Regional Transportation	T1.A TRPA shall work with appropriate public entities and private interest groups in the Region to ensure coordination and consistency in transportation planning efforts within multijurisdictional transportation corridors.	T-5.4 Work with appropriate public entities, tribal governments, and private interest groups in the Region to ensure coordination and consistency in transportation planning efforts within multijurisdictional transportation corridors.	A	Added "tribal governments" to the list of groups with whom to coordinate. Moved to Inter-Intra regional transportation section because this policy is meant to facilitate inter- and intra-regional transportation.	
1.9 Transportation/K. Fink	T.DC-1	T1	NONE	A	This goal was deleted and moved to be policy T-5.1 under Goal T-5, Inter-Intra Regional Transportation	T1.B TRPA shall work with federal, state and local agencies to develop a rail system which will provide access from northern California and Nevada population centers.	DELETED	D	Previous policy was too specific. Different types of access to Lake Tahoe are covered under T5.A (above), and in other inter- and intra-regional transportation policies.	

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1.9 Transportation/K. Fink	T.DC-1	T1	NONE	A	This goal was deleted and moved to be policy T-5.1 under Goal T-5, Inter-Intra Regional Transportation	T1.C TRPA shall participate in the Community Plan process to provide consistency between Community Plans and the RTP.	DELETED	D	Community Plan process is covered in other sections.	
1.9 Transportation/K. Fink	T.DC-1	T1	NONE	A	This goal was deleted and moved to be policy T-5.1 under Goal T-5, Inter-Intra Regional Transportation	T1.D TRPA will work with organizations that facilitate public-private transportation partnerships and coordination for the benefit of improved transportation in the Lake Tahoe Region.	T-5.7 Work with organizations (including the Lake Tahoe Transportation and Water Coalition) that advocate and facilitate public-private transportation partnerships, new sources of funding, and seek coordination among various transit operators and providers for the benefit of improved transportation in the Lake Tahoe Region.	A	Expanded for clarity and to highlight need to identify new sources of funding.	
1.9 Transportation/K. Fink	T.DC-1	T2 Plan for and promote land use changes and development patterns which will encourage the use of alternative transportation modes and minimize impacts on the existing transportation	T-1 Pedestrian Transit Oriented Development. Plan for and promote land use changes and development patterns encouraging walkable, mixed-use centers and supporting transportation enhancements. Promote environmental	A	Specifies that focus of development should be on walkable, mixed-use centers.	NONE	T-1.1 Mixed-use development strategies are encouraged at key locations around existing and planned transit stops in redevelopment areas.	N	Highlights the need for transit-supportive development at transit stops in urban areas.	

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		system.	improvements that improve the viability of transit systems.							
1.9 Transportation/K. Fink	T.DC-1	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	T2.A Community Plans shall promote land use development patterns and designs which will increase the ability to use public transportation, waterborne, bicycle and pedestrian facilities.	T-1.2 Promote redevelopment that encourages walking, bicycling and easy access to transit stops	A	Simplification.	
1.9 Transportation/K. Fink	T.DC-1	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	T2.B Community Plans shall promote the development of neighborhood commercial areas which will reduce travel distances.	T-1.3 Redevelopment is encouraged to employ shared (bundled) parking and other parking management strategies for mixed-use centers where shared parking is managed at a district scale and not site-by-site. There may be a combination of both off-street and on-street parking reinforcing the pedestrian nature of mixed-use centers.	A	Highlights the need for shared parking to reduce development footprint and walking distances.	T.IMP-1. Eliminate parking minimums, establish parking maximums region-wide, and set minimum standards for bicycle parking facilities.

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1.9 Transportation/K. Fink	T.DC-1	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	T2.C Development patterns shall provide for the in-fill of existing areas, making use of existing transportation facilities and promoting the use of alternative transportation modes.	T-1.7 Redevelopment is encouraged to make use of existing transportation facilities. At priority locations, transit facilities should be expanded and encouraged with appropriate economic incentives.	A	Deletes wording about in-fill, because this is covered in land-use section. Adds language about expanding transit with economic incentives.	
1.9 Transportation/K. Fink	T.DC-1	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	T2.D New, expanded or revised developments and land uses shall fully mitigate their regional and cumulative traffic impacts.	T-1.4 Provide incentives to redevelopment areas encouraging mixed-use development, transit, walking and bicycling. These incentives include, but are not limited to: reduced parking requirements, and height exceptions.	A	Shifts focus to incentivizing re-development instead of requiring new development to mitigate impacts. Mitigation can be handled in the Code.	T.IMP-1.
1.9 Transportation/K. Fink	NONE	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	T2.E Parking for residential usage shall meet TRPA standards and shall be provided on-site.	DELETED	D	Deleted old Policy E. Parking language is handled under Goal #7, Parking. A policy regarding residential usage is not needed here, since it merely refers to TRPA standards.	

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1.9 Transportation/K. Fink	T.DC-1	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	NONE	T-1.5 Site planning and design shall emphasize transit, walkability and pedestrian-friendly features and respond to a variety of site conditions and context.	N	New policy emphasizes designing for non-auto modes.	T.IMP-6. Require all commercial, multifamily, tourist, recreation, and public-service (including roadway) projects to incorporate pedestrian and bicycle facilities into their plans, consistent with the Lake Tahoe Region Bicycle and Pedestrian Plan. Implementation of the facilities will be through construction, easements, or in-lieu fees, to be determined by TRPA as appropriate to the scale of development.

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1.9 Transportation/K. Fink	T.DC-1	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	T2.F Parking for non-residential uses shall be the minimum/maximum required to meet the demand for parking generated by the use, except as may be offset by reducing parking demand through parking management and trip reduction programs.	T-1.6 A “park once” environment shall be encouraged for accessing local services, encouraging residents and visitors to use non-auto modes for trips within the Region.	A	Changes focus from meeting standards to a balance of vehicle and non-auto mode access.	T.IMP-1. T.IMP-2. Generate revenue from private vehicle use, and/or parking management plans as described in Mobility 2030. While each Community Plan or individual jurisdiction may develop its own set of parking management plans, strategies could include shared lots in central areas; incentives to visitors to arrive without a car (such as reduced hotel room rates and/or overnight parking charges, free transit or discount passes, and deep discount transit passes for community residents. Market-rate parking charges, parking charges based on congestion levels, or in-lieu parking fees in accordance with Urban Land Institute standards

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										would be required. T-IMP-3. Increase usage of Intelligent Transportation Systems (ITS) technology.
1.9 Transportation/K. Fink	T.DC-1	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	T2.G Driveways shall be designed and sited to minimize impacts on public transportation, adjacent roadways and intersections, bicycle and pedestrian facilities.	T-2.6 Intersections and driveways shall be designed and sited to minimize impacts on public transportation, adjacent roadways and intersections, and bicycle and pedestrian facilities. GIVE PRIORITY TO BICYCLISTS AND PEDESTRIANS AT SIGNALIZED INTERSECTIONS.	A	Moved to Goal #2, Pedestrian and Bicycle Friendly Communities section. Added language about giving bicyclists and pedestrians priority at intersections.	T-IMP-6.

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1.9 Transportation/K. Fink	NONE	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	T2. H Public land management agencies shall develop transit services that manage access.	DELETED	D	Deleted T2.H. T4.G. in Mass Transit section contains language about Forest Service responsibility for providing access to recreation areas.	
1.9 Transportation/K. Fink	T.DC-1	T2	T-1	A	Specifies that focus of development should be on walkable, mixed-use centers.	NONE	T-1.8 PTOD sites are recommended to be designed with sensitivity to the local context and honoring the difference in scale between the North Shore and South Shore.	N	Importance of honoring differences between North and South Shores was emphasized by the public during Pathway process.	
1.9 Transportation/K. Fink	T.DC-1	T3 Actively pursue programs that promote the use of mass transit as an alternative to the automobile.	T-4 Mass Transit: Actively encourage the development and implementation of services and programs to expand the operation and use of environmentally conscious public transit in the Lake Tahoe region.	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.A Expansion of transit services shall be provided to residential areas of the Region with the system being appropriate for the area to be served, and shall be consistent with the Action element of the TRPA Regional Transportation Plan.	T-4.1 ENCOURAGE, AND SUPPORT AS APPROPRIATE, IMPROVEMENTS TO EXISTING TRANSIT SYSTEMS SUCH AS INCREASES IN FREQUENCY, PREFERENTIAL SIGNAL CONTROLS, EXPANSION OF SERVICE AREA, OR EXTENSION OF SERVICE HOURS.	A	Deletes reference to other document, just calls out types of transit service expansions to be encouraged.	

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1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.B Public or private transit services shall be given preference in mitigating traffic and transportation related impacts due to new, expanded or revised development or land use activities.	T-1.9 GIVE PREFERENCE TO FUNDING NON-AUTO MODES WHEN MITIGATING TRAFFIC AND TRANSPORTATION RELATED IMPACTS FOR NEW PROJECTS OR REDEVELOPMENT AREAS.	A	Clarification and simplification, changed "transit" to "non-auto modes" to broaden application, and moved to the PTOD goal.	
1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.C Transit facilities shall be provided which encourage the use of public transit services, with new or revised developments incorporating transit facilities into their designs or plans.	T-4.2 Provide transit facilities that encourage transit, bicycle, and pedestrian usage.	A	Clarification and expansion of role of transit facilities.	
1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	NONE	T-4.3 New transit vehicles shall seek to maximize bicycle carrying capacity using best available technology.	N	Encourages integration of bicycling and transit.	
1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.D Transit service shall be expanded to cities, towns, and recreational areas outside of the Tahoe Region, and be coordinated with other transportation modes.	SAME, T-5.2	U	Moved to Goal #5, Inter- Intra-Regional Transportation, but no changes to language.	

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1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.E Bus lanes with preferential signal controls should be implemented along U.S. 50, California 89 and California/Nevada 28.	T-4.7 Dedicated transit rights-of-way shall be acquired where feasible.	A	Deleted old Policy E. Shifts focus to acquisition of right-of-way instead of only on implementation of a fixed-guideway system.	T.IMP-4. Provide dedicated transit right-of-way in Community Plans.
1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.F Alternative transit modes including fixed guideway systems should be implemented.	T-4.7 Dedicated transit rights-of-way shall be acquired where feasible.	A	Shifts focus to acquisition of right-of-way instead of only on implementation of a fixed-guideway system.	T.IMP-4.
1.9 Transportation/K. Fink	NONE	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.G Multi-modal transfer facilities shall be located in activity centers in both the North and South Shore areas.	DELETED	D	Redundant.	
1.9 Transportation/K. Fink	NONE	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.H Transit shelters shall be provided at major transit stops.	DELETED	D	This is covered under T4.C.	
1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.I Transit services shall be provided to connect the North and South Shore areas of the Tahoe Region.	T-5.5 Conduct and implement the recommendations of inter- and intra-regional transit studies that include North-South and other connections from outside of the Region.	A	Moved to Goal #5, Inter- Intra-Regional Transportation. Expansion of language.	

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1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.J Transit services shall be provided to beaches, campgrounds and other summer-time recreational areas.	T-4.5 Transit service shall be provided to major summer and winter recreational areas, with assistance from the Forest Service.	A	Simplification, and expansion to cover winter-time recreation areas.	
1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.K Transit excursion services should be provided in the Region.	T-4.6 The expansion of private and public transit excursion services should be encouraged in the Region.	A	Since transit excursion services are generally private enterprises, language changed from "provided" to "encouraged".	
1.9 Transportation/K. Fink	T.DC-2 The transportation system is integrated with environmental goals.	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	NONE	T-4.8 Public transit fleets will use best available technology to reduce emissions and support air quality goals.	N	Supports air quality goals.	T.IMP-5. Increase fixed-route transit frequency on the North Shore between land use districts designated as Town Center/Tourist Center to 20 minutes, and extend service to evening hours where not currently available. On the South Shore, the goal would be to increase fixed-route transit frequency between land use districts designated as Town Center/Tourist Center to 10-15 minutes, extend

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										transit into neighborhoods and recreation sites, and provide free transit on all fixed routes.
1.9 Transportation/K. Fink	T.DC-1	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	NONE	T-4.9 Public transit services shall be operated efficiently and effectively.	N	Supports air quality goals.	
1.9 Transportation/K. Fink	T.DC-1	NONE	T-3 Technology: THE UTILIZATION OF INTELLIGENT TRANSPORTATION SYSTEMS (ITS) TECHNOLOGY SHALL BE CONSIDERED AND IMPLEMENTED, AND TECHNOLOGY WILL BE USED TO INCREASE USAGE OF ALTERNATIVE MODES.	N	Highlights technology as an important transportation solution.	NONE	T-3.1 Develop and maintain real-time information services on changeable message signs, via the internet and over the telephone for road conditions, transit services, and bicycle routes.	N	Real-time information helps reduce traffic queues, improves transit service quality. Web information about bicycle routes makes the information available to more people, encouraging use.	T.IMP-3.

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1.9 Transportation/K. Fink	T.DC-1	NONE	T-3	N	Highlights technology as an important transportation solution.	NONE	T-3.2 Implement electronic and automated payment systems for transit systems and parking areas where appropriate.	N	Improves transit service quality and reduces parking management costs.	T.IMP-3.
1.9 Transportation/K. Fink	T.DC-1	T4 Develop and encourage the use of pedestrian and bicycle facilities as a safe and viable alternative to automobile use.	T-2 Pedestrian & Bicycle Friendly Communities: Design an atmosphere that encourages bicycle and pedestrian usage as viable and significant modes of transportation at Lake Tahoe.	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	T4.A There shall be a high priority on constructing pedestrian and bicycle facilities in urbanized areas of the Region and where reductions in congestion will result.	T-2.3 PRIORITIZE CONSTRUCTING PEDESTRIAN AND BICYCLE FACILITIES IN URBANIZED AREAS OF THE REGION, FACILITIES THAT INCREASE CONNECTIVITY OF THE PEDESTRIAN AND BICYCLE NETWORK, AND FACILITIES THAT CAN BE CONSTRUCTED CONCURRENTLY WITH OTHER PROJECTS.	A	Clarification and expansion.	T.IMP-6. T-IMP-7. Pedestrian and Class II bicycle facilities (bike lanes) must be constructed, upgraded, and maintained along major travel routes when the edge of roadway is altered or improved.
1.9 Transportation/K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	T4.B Pedestrian and bicycle facilities shall be constructed, or upgraded, and maintained along major travel routes.	T-2.2 Construct, upgrade and maintain pedestrian and bicycle facilities along major travel routes. Provide for the needs of different non-motorized user groups by providing separated facilities where feasible. Where bicycle lanes are not feasible due to environmental or land ownership constraints, provide as much shoulder area as possible.	A	Adds language that encourages separate facilities for separate non-motorized uses, in particular bicycle lanes. This is a change from the previous language, where bicycle lanes were only encouraged where there were no bicycle paths planned.	T-IMP-6. T-IMP-7.

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1.9 Transportation/K. Fink	NONE	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant."	T4.C Where it is not feasible to construct or maintain Class I bicycle paths along the Region's major travel routes, Class II bicycle lanes should be provided on roadway shoulders.	DELETED	D	Both Class I and Class II facilities should be provided where feasible.	
1.9 Transportation/K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	T4.D Bicycle racks or storage facilities shall be provided at non-residential developments, transit stops, and on transit vehicles.	T-2.5 Bicycle storage capacity shall be increased at commercial and recreational areas, transit centers, lodging properties and government buildings.	A	Expands list of where bicycle storage capacity shall be provided.	T-IMP-6.
1.9 Transportation/K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach	NONE	T-2.4 New development in proximity to major pedestrian or bicycle routes shall include pedestrian and bicycle access equal to or greater than private vehicle access.	N	Emphasizes the need to encourage bicycle and pedestrian friendly development and get people out of their cars.	T-IMP-6.

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					important components as well). Elevates the modes from "viable" to "viable and significant".					
1.9 Transportation/K. Fink	NONE	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	T4.E Bicycle and pedestrian linkages shall be provided between residential and non-residential areas.	DELETED	D	Covered under other policies, such as 2C.	
1.9 Transportation/K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	T4.F Bicycle and pedestrian facilities in urbanized areas and along transportation routes used for commuting should be maintained to allow year-around use of the facilities.	T-2.8 ALL JURISDICTIONS MUST MAINTAIN THE USE AND CONDITION OF ALL SIDEWALKS AND BIKE FACILITIES, INCLUDING SNOW REMOVAL FOR FACILITIES IN URBANIZED AREAS OR ALONG TRANSPORTATION ROUTES WITH HIGH USE YEAR-ROUND.	A	Encourages snow removal on the most heavily used routes, also calls for maintenance of all facilities year-round.	

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1.9 Transportation/K. Fink	NONE	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	T4.G The unconstructed Route 50 right-of-way remains an integral component of the overall transportation system in the South Shore by providing commuting and recreational bicycle options which will maximize the function of the highway network.	DELETED	D	Deleted old Policy G related to the unconstructed Route 50 right-of-way. Goals and Policies should not call out specific projects.	
1.9 Transportation/K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	NONE	T-2.7 REQUIRE THAT PROJECTS INCLUDE MEASURES TO ACCOMMODATE BICYCLISTS AND PEDESTRIANS IN THE EARLIEST STAGES OF PROJECT DEVELOPMENT. THE TRPA WILL NOT APPROVE PROJECTS THAT DO NOT SHOW ACCOMMODATION OF BICYCLE AND PEDESTRIAN NEEDS.	N	Added new Policy G, that stipulates that all new projects accommodate bicyclists and pedestrians to increase usage of biking and walking.	T-IMP-6.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.9 Transportation/K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	T4.H The RTP shall contain bicycle and pedestrian policies for the development of any new bicycle/pedestrian facilities in the Lake Tahoe Region.	T-2.1 THE RTP AND LAKE TAHOE REGION BICYCLE AND PEDESTRIAN MASTER PLAN (BIKE/PED PLAN) WILL CONTAIN A LIST OF EXISTING AND PROPOSED BICYCLE AND PEDESTRIAN FACILITIES AND POLICIES FOR IMPLEMENTATION.	A	Expanded, simplified	
1.9 Transportation/K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	NONE	T-2.9 Promote the incorporation of programs and policies of the Bike/Ped Plan into regional and local land use plans and regulatory processes.	N	Promotes increased activity by jurisdictions and other agencies.	T-IMP-6. T-IMP-7.
1.9 Transportation/K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach	NONE	T-2.10 Safety awareness signage, road markings and educational programs, as well as programs that encourage bicycling and walking, shall be implemented where	N	Adds emphasis on safety.	T-IMP-6.

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					important components as well). Elevates the modes from "viable" to "viable and significant".		appropriate.			
1.9 Transportation/K. Fink	T.DC-1	NONE	T-5 Inter-Intra Regional Transportation: Strengthen inter- and intra-regional transportation options into the Lake Tahoe Region that reduce dependency on the automobile.	N	Elevate focus on inter-intra regional transportation from a policy to a goal.	NONE	T-5.2 Transit service shall be expanded to cities, towns, and recreational areas outside of the Tahoe Region, and be coordinated with other transportation modes.	N	Increase transit connectivity, provide transit to/from the Basin.	
1.9 Transportation/K. Fink	T.DC-1	NONE	T-5	N	Elevate focus on inter-intra regional transportation from a policy to a goal.	NONE	T-5.6 Actively support Transportation Management Associations (TMAs) in the Tahoe Region.	N	Emphasize TRPA support for TMAs.	

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1.9 Transportation/K. Fink	T.DC-1	NONE	T5	N	Elevate focus on inter-intra regional transportation from a policy to a goal.	NONE	T-5.8 ENCOURAGE WATERBORNE TRANSPORTATION SYSTEMS AS AN ALTERNATIVE TO AUTOMOBILE TRAVEL WITHIN THE REGION USING BEST AVAILABLE TECHNOLOGY TO MINIMIZE AIR QUALITY IMPACTS TO THE MAXIMUM EXTENT FEASIBLE. COORDINATE WATERBORNE SERVICES WITH, AND PROVIDE ACCESS TO, OTHER PUBLIC AND PRIVATE TRANSPORTATION SYSTEMS.	N	Introduce waterborne transportation as a transportation option to be pursued.	T-IMP-8. Provide North-South waterborne connection.
1.9 Transportation/K. Fink	T.DC-1	NONE	T-6 Economic Vitality: Support the economic vitality of the region by preserving and enabling an efficient system to move people and goods.	N	Ensure that transportation's focus on alternative modes does not cause economy to suffer.	NONE	T-6.1 Develop and track measures of economic vitality related to transportation, i.e. traffic and pedestrian counts, employment, hotel-motel occupancies, and other visitation trends as part of the adaptive management system.	N	Ensure that transportation's focus on alternative modes does not cause economy to suffer.	

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1.9 Transportation/K. Fink	T.DC-1	NONE	T-6	N	Ensure that transportation's focus on alternative modes does not cause economy to suffer.	NONE	T-6.2 Develop a fully-integrated, multimodal transportation system to serve as a catalyst for attracting business and employment opportunities for both current and future residents of the Tahoe Region.	N	Emphasizes that multi-modal transportation system should attract business, and improve economy. Multi-modal system may be an attraction in and of itself.	
1.9 Transportation/K. Fink	T.DC-1	NONE	T-6	N	Ensure that transportation's focus on alternative modes does not cause economy to suffer.	NONE	T-6.3 Enhance the economic vitality of the Tahoe Region by efficiently connecting people to jobs, goods, services and other communities.	N	Ensure that transportation's focus on alternative modes does not cause economy to suffer.	
1.9 Transportation/K. Fink	T.DC-1	NONE	T-6	N	Ensure that transportation's focus on alternative modes does not cause economy to suffer.	NONE	T-6.4 Support public-private partnerships and business improvement districts for planning, financing, and implementation of transportation and air quality programs and projects and projects.	N	Highlights good strategies for implementing transportation and air quality improvements.	
1.9 Transportation/K. Fink	T.DC-1	T5 Implement transportation demand management (TDM) measures to reduce the number of vehicle trips on the Region's highways.	T-8 Transportation Demand Management: Implement transportation demand management (TDM) measures to reduce the number of vehicle	U	Goal renumbered	T5.A Transit fare reductions, including free fares, should be used to encourage transit use.	T-4.4 Fare options such as free fares, deeply discounted passes, or other fare alternatives will be investigated and implemented, where appropriate.	A	This policy is more appropriate in the transit section, so it was moved there. Expands scope of fare options.	

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			trips on the Region's highways.							
1.9 Transportation/K. Fink	T.DC-2.	T5	T-8	U	Goal renumbered	T5.B Employers shall implement vehicle trip reduction programs, including carpool and vanpool matching programs, employee shuttles, flexible work hours, and transit use incentives.	T-8.1 Require employers to implement vehicle trip reduction programs, including but not limited to: carpool and vanpool matching programs, employee shuttles, on-site secure bicycle storage and shower facilities, flexible work hours, parking and transit use incentives.	A	Expands	
1.9 Transportation/K. Fink	T.DC-2.	T5	T-8	U	Goal renumbered	NONE	T-8.2 Facilitate the TMA's coordination of Chapter 97 (Employer-Based Trip Reduction Program) of the TRPA Code of Ordinances.	N	The TMAs help implement Chapter 97.	

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1.9 Transportation/K. Fink	T.DC-1	T5	T-8	U	Goal renumbered	T5.C Public and private employers shall develop parking management programs including preferential parking and reduced parking rates for carpools and vanpools, parking charges for employee parking and paid patron parking.	T-7.2 Encourage parking management that recognizes: minimum and maximum parking standards, payment in lieu strategies, shared parking between uses, on-street parking, parking along major regional travel routes, handicapped–disabled parking, bicycle parking and the implementation of localized parking management programs that focus on transit, bicycle, and pedestrian improvements.	A	Expands, changes from "shall" to "encourage".	T-IMP-2.
1.9 Transportation/K. Fink	T.DC-1	T5	T-8	U	Goal renumbered	T5.D Condominiums, timeshares, hotels and motels shall participate in public transit and private shuttle programs, and provide transit information and incentives to their guests and residents.	SAME	U		
1.9 Transportation/K. Fink	T.DC-1	T5	T-8	U	Goal renumbered	T5.E Commercial interests providing gaming, recreational activities, or excursion services shall provide or participate in joint shuttle services or provide transit use incentives to their	SAME	U		

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						guests or patrons.				
1.9 Transportation/K. Fink	T.DC-1	T5	T-8	U	Goal renumbered	T5.F Park-and-Ride facilities shall be provided by local jurisdictions to encourage ridesharing.	T-5.3 ENCOURAGE THE DEVELOPMENT AND USE OF "PARK AND RIDE" FACILITIES IN LOCATIONS WHERE EXISTING PARKING LOTS MAY FACILITATE A SHIFT TO NON-AUTO MODES OR RIDESHARING.	A	Park and Ride lots no longer required, but encouraged. "Non-Auto modes" added to ridesharing.	T-IMP-2.
1.9 Transportation/K. Fink	T.DC-2.	T5	T-8	U	Goal renumbered	T5.G Automobile rentals should be discouraged within the Tahoe Region, and alternative fuel vehicle technology should be used if feasible. Air quality and traffic mitigation fees shall be assessed on vehicles rented in the Region.	T-8.4 AUTOMOBILE RENTALS SHOULD BE DISCOURAGED WITHIN THE TAHOE REGION. TRAFFIC MITIGATION FEES SHALL BE ASSESSED ON VEHICLES RENTED IN THE REGION.	A	Took out reference to alternative fuel technology, because this appears in the transit section and air quality sections. Took out air quality mitigation fee reference because aq fees and traffic fees will be separate in new plan.	

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1.9 Transportation/K. Fink	T.DC-2.	T5	T-8	U	Goal renumbered	T5.H Ski areas and other recreational activity areas shall control the rate of departure of patrons from parking areas to minimize the impact on congested transportation facilities.	T-8.3 Require the development of traffic management plans consistent with temporary seasonal activities. These management plans shall account for the coordination and timing of other activities that may occur simultaneously.	A	Makes focus more general, to all seasonal activities, not just ski activities.	
1.9 Transportation/K. Fink	T.DC-1	NONE	T-7 Parking: Develop parking management strategies for the Lake Tahoe Region.	N	Elevate focus on parking to a goal.	NONE	T-7.1 Encourage parking management programs that provide incentives to fund improvements benefiting transit users, pedestrians, and bicyclists.	N	Highlights the possibility of paid parking as a possible revenue source for non-auto modes.	T-IMP-2.
1.9 Transportation/K. Fink	T.DC-1	NONE	T-7	N	Elevate focus on parking to a goal.	NONE	T-7.3 Coordinate with the business community and key stakeholders in the development and implementation of any parking management strategy or other potential sources of basin-wide local funding.	N	Highlights the need for coordination between agencies before implementing paid parking.	T-IMP-2.
1.9 Transportation/K. Fink	NONE	T6 Transportation System Management (TSM) measures shall be used to improve the efficiency of the existing transportation	DELETED	D	Incorporated TSM policies into other goals.	T6.A High occupancy and reversible vehicle lanes should be considered in high traffic demand areas, provided existing roadway capacities can be maintained.	NONE	D	Specific prescriptions not appropriate.	

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		system.								
1.9 Transportation/K. Fink	T.DC-2	T6	DELETED	D	Incorporated TSM policies into other goals.	T6.B Traffic conflicts should be reduced by limiting or controlling access to major regional travel routes and major local road ways	T-9.5 Traffic conflicts shall be reduced by limiting or controlling access to major regional travel routes and major local roadways. Driveways shall be designed and sited to minimize impacts to regional traffic flow and safety.	A	Expanded.	
1.9 Transportation/K. Fink	NONE	T6	DELETED	D	Incorporated TSM policies into other goals.	T6.C Intersection improvements required to upgrade existing levels of service including lane restriping, turn lanes, channelization and traffic signals should be implemented when warranted.	NONE	D	Redundant with Policy T9.C.	
1.9 Transportation/K. Fink	T.DC-1	T6	DELETED	D	Incorporated TSM policies into other goals.	T6.D Roadway designs shall accommodate bicycle lanes and transit stops and reduce conflicts between vehicles and bicycle and pedestrians.	T-9.2 Roadway improvement projects shall incorporate stormwater and erosion control improvements, transit stops, and bicycle and pedestrian accommodation.	A	Expanded to include stormwater and erosion control projects	T-IMP-6. T-IMP-7.

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1.9 Transportation/K. Fink	NONE	T6	DELETED	D	Incorporated TSM policies into other goals.	T6.E New on-street parking shall be prohibited along major regional travel routes and existing parking should be discouraged along major regional travel routes and local roads.	NONE	D	Not necessary to prohibit parking along major travel routes--in some cases parking on travel routes may be desired for mixed-use, walkable designs.	
1.9 Transportation/K. Fink	T.DC-1	T6	DELETED	D	Incorporated TSM policies into other goals.	T6.F View turn-outs should be provided along scenic highways.	T-9.4 View turn-outs should be provided along scenic highways to maintain traffic flow and improve safety.	A	Expanded.	
1.9 Transportation/K. Fink	NONE	T6	DELETED	D	Incorporated TSM policies into other goals.	T6.G Left-turn lanes and right-turn lanes shall be provided to reduce turning conflicts along major travel routes.	DELETED	D	Incorporated in other policies.	
1.9 Transportation/K. Fink	T.DC-1	T6	DELETED	D	Incorporated TSM policies into other goals.	T6.H Utilization of Intelligent Transportation Systems (ITS) technology shall be implemented consistent with the Tahoe Metropolitan Planning Organization (TMPO) Tahoe Basin ITS Strategic Plan.	T-3.3 Implement measures consistent with the Federal Intelligent Transportation Systems Program and the Tahoe Basin ITS Strategic Plan, including Traffic Management, Traveler Information Services and Emergency Management Techniques.	A	Expands, bases recommendations on previously existing plans.	T-IMP-3.

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1.9 Transportation/K. Fink	T.DC-2	T7 Limit improvements to the regional highway system to those necessary to meet the Goals and Policies of the Regional Plan.	T-9 Regional Roadways: Upgrade regional roadways as necessary to meet environmental requirements and objectives, improve safety, address community design objectives, and provide for a more efficient, integrated transportation system.	A	Expands.	T7.A The construction of roadways to freeway design standards is inappropriate in the Tahoe Region. However, grade separations may be appropriate at locations where traffic volumes exceed the capability of intersection improvements and local trip reduction measures to meet LOS criteria.	DELETED	D	The possibility of doing grade separations is addressed through other policies.	
1.9 Transportation/K. Fink	NONE	T7	T-9	A	Expands.	T7.B Highway design criteria shall be developed for the Tahoe Region which minimizes the environmental impact of highway projects while providing for the needs of the traveling public.	DELETED	D	Incorporated in other policies.	

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1.9 Transportation/K. Fink	T.DC-2	T7	T-9	A	Expands.	T7.C New roadways or projects which expand the capacity of existing roadways shall be consistent with traffic and circulation elements of TRPA adopted redevelopment plans or community plans.	T-9.3 USE TRANSPORTATION SYSTEM MANAGEMENT (TSM) MEASURES (SUCH AS DEDICATED TURN LANES, INTERSECTION IMPROVEMENTS, SIGNAL SYNCHRONIZATION, BICYCLE-ACTIVATED SIGNALS, ROUNDABOUTS, ETC.) TO IMPROVE THE EXISTING TRANSPORTATION SYSTEM, WHILE TAKING CARE NOT TO REDUCE OPPORTUNITIES FOR PROVISION OF BICYCLE AND PEDESTRIAN FACILITIES.	A	Previous T7.C. goes without saying. New T9.C. describes possible measures for improving traffic flow, while not trading off opportunities for bicyclists and pedestrians.	
1.9 Transportation/K. Fink	NONE	T7	T-9	A	Expands.	T7.D Local roadways connecting residential areas, and connecting residential areas with non-residential areas, may be constructed provided these roadways are designed to improve local circulation and will not induce through traffic.	DELETED	D	Local road construction is not prohibited by our code, however, so there is no need to state expressly that it is allowed.	

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1.9 Transportation/K. Fink	T-DC-1	T7	T-9	A	Expands.	T7.E Roadway projects designed to correct hazardous roadway conditions shall be encouraged provided these projects are limited to needed safety improvements	T-9.1 Roadway projects designed to correct hazardous roadway conditions shall be encouraged, provided such projects are restricted to needed safety improvements.	U	Same, minor changes to language.	
1.9 Transportation/K. Fink	T-DC-1	T7	T-9	A	Expands.	T7.F Level of service (LOS) criteria for the Region's highway system and signalized intersections during peak periods shall be: <ul style="list-style-type: none"> <li>•Level of service "C" on rural recreational/scenic roads;</li> <li>•Level of service "D" on rural developed area roads;</li> <li>•Level of service "D" on urban developed area roads;</li> <li>•Level of service "D" for signalized intersections;</li> <li>•Level of service "E" may be acceptable during peak periods in urban areas, not to exceed four hours per day.</li> </ul>	T-9.6 Traffic operational criteria for the Region's signalized and unsignalized intersections shall be a measure of person-delay or a multi-modal level of service indicator in Town Centers/Tourist Centers. Traditional level-of-service indicators may be used on rural roads.	A	Detailed LOS requirements will be moved to code.	T-IMP-9. Update Level-of-Service (LOS) measurement protocols for Town Centers/Tourist Centers in accordance with those under consideration for the National Transportation Research Board Highway Capacity Manual (HCM) 2010. In addition to measuring and setting standards for vehicle LOS, measure and set standards for pedestrian, bicycle, and transit LOS using the measurement protocols described in NCHRP Web-Only Document 128. At this time, we propose

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										<p>evaluating a requirement of minimum level of service C for pedestrians and bicyclists, and level of service D for transit. Vehicle LOS would remain the same as in the current Regional Plan, however, it could be exceeded on a case-by-case basis when necessary to attain the minimum LOS noted above for the other modes. In order to fully develop this implementation measure, the following timeline is proposed: January 1 – Develop descriptive definitions for each LOS for each mode, so that a lay-person can visualize what this condition would look like on the ground; February 1 – Develop a draft table showing which LOS levels may be traded off (i.e., conduct more</p>

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										research to confirm that the proposal above is sound); Summer 2010 – pilot test the proposed methodology and standards in the field.
1.9 Transportation/K. Fink	NONE	T7	T-9	A	Expands.	T7.G TRPA will work with roadway maintenance agencies that manage roadway runoff and erosion.	DELETED	D	Incorporated in other policies.	

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1.9 Transportation/K. Fink	T-DC-1	T8 Encourage air service as a viable alternative for travel to the Tahoe Region, provided all impacts can be mitigated.	T-11 Aviation: Maintain and encourage air service to the extent that it increases mobility and public safety without compromising environmental thresholds.	A	Clarification.	T8.A The location of aviation facilities within the Tahoe Region shall be limited to existing facilities.	T-11.2 Aviation facilities within the Tahoe Region shall be limited to existing facilities.	U	Same, minor changes to language.	
1.9 Transportation/K. Fink	T-DC-1	T8	T-11	A	Clarification.	T8.B Expansion of aviation facilities shall be limited to service levels identified in a TRPA-approved Airport Master Plan.	T-11.3 Expansion of aviation facilities shall be limited to service levels identified in an updated TRPA approved Airport Master Plan.	A	Same, just added the word "updated" (because the Plan is out of date).	
1.9 Transportation/K. Fink	NONE	T8	T-11	A	Clarification.	T8.C Public and private mass transportation systems shall be given preference in serving air service passengers.	DELETED	D	Incorporated in other policies.	
1.9 Transportation/K. Fink	NONE	T8	T-11	A	Clarification.	T8.D Multi-modal transit links are to be provided to the Lake Tahoe Basin from primary commercial air services in Reno and Sacramento.	DELETED	D	Incorporated in other policies, but not explicitly.	

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1.9 Transportation/K. Fink	NONE	T8	T-11	A	Clarification.	T8.E All operations for the Lake Tahoe Airport are subject to the terms of the Lake Tahoe Airport Settlement Agreement/Master Plan.	DELETED	D	Goes without saying.	
1.9 Transportation/K. Fink	T-DC-1	T8	T-11	A	Clarification.	T8.F The Airport Master Plan/Settlement Agreement shall be updated. This update shall be predicated on a study evaluating: (1) the potential for both aviation and non-aviation uses of the site; (2) the role of the proposed uses in Tahoe's transit system; and (3) the appropriate scale of facilities related thereto. Any update that includes regional commercial service shall additionally require a comprehensive feasibility study of the viability of regional commercial air service.	T-11.1 Maintain an updated Airport Master Plan/ Settlement Agreement.	A	Simplification. The specifics of the Airport Master Plan are not up to TRPA, but are spelled out in the Airport Settlement Agreement.	
1.9 Transportation/K. Fink	NONE	T9 Encourage waterborne transportation systems as an alternative to	DELETED	D	Specific transit treatments do not need to be called out in the Goals and Policies.	T9.A Waterborne point-to-point services are encouraged.	DELETED	D	Specific transit treatments do not need to be called out in the Goals and Policies. Already mentioned in Inter-	

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		automobile travel within the Region.							Intra Regional section.	
1.9 Transportation/K. Fink	NONE	T9	DELETED	D		T9.B Waterborne excursion services are encouraged.	DELETED	D	Specific transit treatments do not need to be called out in the Goals and Policies.	
1.9 Transportation/K. Fink	NONE	T9	DELETED	D		T9.C Waterborne services shall coordinate with, and provide access to, other public and private transportation systems.	DELETED	D	Specific transit treatments do not need to be called out in the Goals and Policies.	
1.9 Transportation/K. Fink	T-DC-1	T10 Improve the mobility of the elderly, handicapped and other transit-dependent groups.	T-10 Transit-Dependent Groups: Improve the mobility of the elderly, handicapped, traditionally under-represented and under-served populations and other transit-dependent groups.	A	Expands.	T10.A Provide specialized public transportation services with subsidized fare programs for transit, taxi, demand responsive, and accessible van services.	T-10.1 Provide specialized public transportation services with subsidized fare programs for transit, taxi, demand responsive, and accessible van services.	U	Same.	

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.9 Transportation/K. Fink	T-DC-1	T10	T-10	A	Expands.	T10.B Ensure access to the public transportation system by providing and maintaining sidewalks with curb cuts and ramps.	T-10.2 Ensure that transit and pedestrian facilities, including transit shelters, vehicles, sidewalks and shared-use paths, as well as all new public developments are ADA compliant and consistent with the TMPO Coordinated Human Services Transportation Plan.	A	Expands.	
1.9 Transportation/K. Fink	NONE	T10	T-10	A	Expands.	T10.C Provide and maintain accessible transit stops and shelters with ramps and paved areas.	DELETED	D	Incorporated into T10.B.	
1.9 Transportation/K. Fink	NONE	T10	T-10	A	Expands.	T10.D Provide and maintain accessible transportation vehicles with adequate lifts and ramps and wheelchair tie-downs.	DELETED	D	Incorporated into T10.B.	
1.9 Transportation/K. Fink	T-DC-2	T11 Postal Carrier service shall be provided Region wide, with the U.S. Postal Service Tahoe Regional Master Plan identifying priority areas and a timeframe for	DELETED	D	Simplified and moved to Policy E under Goal 8, Transportation Demand Management.	NONE	T-8.5 POSTAL SERVICE DELIVERY SHALL BE PROVIDED IN ACCORDANCE WITH THE US POSTAL SERVICE TAHOE REGIONAL MASTER PLAN TO REDUCE VEHICLE MILES TRAVELED IN THE BASIN.	A	Simplified and merely references the Postal Service Master Plan.	

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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		implementation. The following Regional Goals establish the objectives of the U.S. Postal Service, and the TRPA concerning mail service.								
1.9 Transportation/K. Fink	NONE	T11	DELETED	D	Simplified and moved to Policy E under Goal 8, Transportation Demand Management.	T11.A The U.S. Postal Service shall provide mail service for areas not currently served in the Tahoe Region that encourages residents to drive fewer miles for the service. U.S. Postal Service facilities and operations shall maximize reductions in vehicle miles traveled by postal customers to the extent practicable.	DELETED	D	Already implemented.	
1.9 Transportation/K. Fink	NONE	T11	DELETED	D	Simplified and moved to Policy E under Goal 8, Transportation Demand Management.	T11.B In fulfillment of its national environmental values, the U.S. Postal Service will develop future facilities and implement future operations in ways that meet its desire to protect and preserve the environment.	DELETED	D	Already implemented.	

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1.9 Transportation/K. Fink	NONE	T11	DELETED	D	Simplified and moved to Policy E under Goal 8, Transportation Demand Management.	T11.C Locating new or expanded U.S. Postal Service facilities near population and commercial concentrations is a priority for both the U.S. Postal Service and the TRPA.	DELETED	D	Already implemented.	
1.9 Transportation/K. Fink	NONE	T11	DELETED	D	Simplified and moved to Policy E under Goal 8, Transportation Demand Management.	T11.D Many existing U.S. Postal Service facilities require replacement and/or renovation to meet minimum health, safety, operational, environmental, and business requirements. Many elements of the Tahoe Regional Master Plan, such as new services, cannot be realized without improvements in facilities.	DELETED	D	References to the Postal Services Master Plan are incorporated into Goal 8, TDM, Policy E.	

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1.9 Transportation/K. Fink	NONE	T11	DELETED	D	Simplified and moved to Policy E under Goal 8, Transportation Demand Management.	T11.E U.S. Postal Service facilities and operations that can meet multiple goals require a partnership between the USPS, TRPA, local and regional agencies, and individual and community groups. These groups should work in partnership to conduct collaborative planning, to identify the appropriate organization to undertake the leadership role on specific issues, and to facilitate project approval.	DELETED	D	References to the Postal Services Master Plan are incorporated into Goal 8, TDM, Policy E.	
1.9 Transportation/K. Fink	NONE	T11	DELETED	D	Simplified and moved to Policy E under Goal 8, Transportation Demand Management.	T11.F To maximize benefit from available financial resources, new facilities and operations shall be prioritized in large measure based on their contribution to overall Master Plan goals.	DELETED	D	References to the Postal Services Master Plan are incorporated into Goal 8, TDM, Policy E.	

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Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.9 Transportation/K. Fink	NONE	T11	DELETED	D	Simplified and moved to Policy E under Goal 8, Transportation Demand Management.	T11.G U.S. Postal Service facilities and operations that implement TRPA RTP/AQP control strategies (including carrier service) shall receive credit for impact fees equal to the financial contribution. Future consideration may be given to provision of alternative fuel fleet vehicles.	DELETED	D	References to the Postal Services Master Plan are incorporated into Goal 8, TDM, Policy E.	
1.9 Transportation/K. Fink	NONE	T11	DELETED	D	Simplified and moved to Policy E under Goal 8, Transportation Demand Management.	T11.H The U.S. Postal Service and TRPA will diligently pursue Master Plan implementation within the constraints of future available resources.	DELETED	D	Goes without saying.	
1.9 Transportation/K. Fink	T-DC-2	T12 Increase the use of alternative fuel vehicles within the Lake Tahoe Basin.	DELETED	D	Should be part of Air Quality Chapter.	T12.A Future public transit vehicles purchased for operations in the Lake Tahoe Basin shall be alternative fuel powered.	T-4.10 Public transit fleets shall utilize alternative fuels to the maximum extent feasible to reduce emissions and support air quality goals.	A	Alternative fuels are not always well-suited to the Tahoe environment (cold, mountainous) and may not always be feasible here, however low-emission vehicles must be used in order to ensure that the transit system does not pollute more than the private vehicle system.	T-IMP-5

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1.9 Transportation/K. Fink	NONE	T12	DELETED	D	Should be part of Air Quality Chapter.	T12.B When considering new or replacement vehicles for public and private fleets alternative fuel vehicles should be purchased.	DELETED	D	Should be part of Air Quality Chapter.	
1.9 Transportation/K. Fink	NONE	T12	DELETED	D	Should be part of Air Quality Chapter.	T12.C TRPA shall phase in alternative fuel vehicle requirements for public and private fleet purchases above 15 vehicles in size.	DELETED	D	Should be part of Air Quality Chapter.	
1.9 Transportation/K. Fink	NONE	T13 The Regional Transportation Plan shall include an Action Plan and Project List containing transportation capital improvement projects, plans and programs needed to achieve transportation goals, carry out transportation policies, and implement transportation objectives.	DELETED	D	No need to state.					

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1.9 Transportation/K. Fink	T-DC-1	NONE	T-12 Regional Revenue: Develop on-going sources of regional revenue to fund the local share of transit, bicycle, pedestrian, and other non-auto-transportation improvements, operations and maintenance.	N	Emphasize the importance of a Regional Revenue source.	NONE	T-12.1 Research and pursue sources of regional revenue such as parking fees, and other sources of local or regional revenue.	N	Emphasize the importance of a Regional Revenue source and the direction for pursuit.	T-IMP-2.
1.9 Transportation/K. Fink	T-DC-1	NONE	T-12	N	Emphasize the importance of a Regional Revenue source.	NONE	T-12.2 Recognize that the success or failure of many transportation systems is linked to local/regional funding sources, particularly for transit operating subsidies.	N	Emphasize the importance of a Regional Revenue source and the direction for pursuit.	
1.9 Transportation/K. Fink	T-DC-1	NONE	T-12	N	Emphasize the importance of a Regional Revenue source.	NONE	T-12.3 Acknowledge that appropriate local/regional funding mechanisms are bound by legislative and legal constraints that are solved at the local jurisdictional level.	N	Recognize that different jurisdictions will have different level of interest and acceptance of different funding mechanisms.	
<b>Alternative 2 -- VEGETATION SUBELEMENT</b>										

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.1 Vegetation/ E. Carey	VG.DC-1: HEALTHY FORESTS AND VEGETATION - A FULL RANGE OF NATIVE SPECIES, DEVELOPMENT STAGES, HABITATS, AND ECOLOGICAL PROCESSES OCCUR.	VG1: PROVIDE FOR A WIDE MIX AND INCREASED DIVERSITY OF PLANT COMMUNITIES IN THE TAHOE BASIN.	VG- 1: HEALTHY FORESTS AND VEGETATION - A FULL RANGE OF NATIVE SPECIES, DEVELOPMENT STAGES, HABITATS, AND ECOLOGICAL PROCESSES OCCUR.	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG1.1 FOREST MANAGEMENT PRACTICES SHALL BE ALLOWED WHEN CONSISTENT WITH ACCEPTABLE STRATEGIES FOR THE MAINTENANCE OF FOREST HEALTH AND DIVERSITY, PREVENTION OF FIRE, PROTECTION OF WATER QUALITY, AND ENHANCEMENT OF WILDLIFE HABITATS.	<b>NEW POLICY</b> VG-1.1 FOREST VEGETATION - DIVERSITY, DISTRIBUTION, AND STRUCTURE: PROMOTE RESTORATION OF HISTORIC FIRE REGIMES, DIVERSE FOREST DEVELOPMENT STAGES AND FOREST TYPES, AND NATURAL ECOLOGICAL PROCESSES USING APPROPRIATE FOREST MANAGEMENT PRACTICES, WHICH ALSO PROTECT WATER QUALITY AND ENHANCE WILDLIFE HABITATS.	N	More inclusive to match goal (desired condition). Emphasis of this policy is now on the result of the practices, not on prescribing the type of forest management techniques. Implementation does not require substantive changes to the code.	VG.IMP-1 Allow tree removal to accelerate development of old growth characteristics to improve structural diversity of forest stands
1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG1.2 OPPORTUNITIES TO IMPROVE THE AGE STRUCTURE OF THE PINE AND FIR PLANT COMMUNITIES SHALL BE ENCOURAGED WHEN CONSISTENT WITH OTHER ENVIRONMENTAL CONSIDERATIONS.	DELETED	D	Now covered under policy VG-1.1	N/A
1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG1.3 FOREST PATTERN SHALL BE MANIPULATED WHENEVER APPROPRIATE AS GUIDED BY THE SIZE AND DISTRIBUTION OF FOREST OPENINGS.	DELETED	D	Now covered under policy VG-1.1	N/A

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1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW POLICY</b> VG-1.2 NON-FORESTED VEGETATION – DIVERSITY, DISTRIBUTION, AND STRUCTURE: PROMOTE NON-FORESTED VEGETATION STRUCTURE AND DISTRIBUTION BASED ON NATURAL DISTURBANCE REGIMES TO MAINTAIN BIOLOGICAL INTEGRITY AND NATIVE SPECIES DIVERSITY WITHIN THE REGION.	N	This policy addresses the non-forest components not addressed under Policy VG-1.1 The reason for 2 separate policies for forest and non-forest reflects comments from the forest-centric community. Implementation does not require substantive changes to the code.	N/A
1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG1.4 EDGE ZONES BETWEEN ADJACENT PLANT COMMUNITIES WILL BE MAXIMIZED AND TREATED FOR THEIR SPECIAL VALUE RELATIVE TO PLANT DIVERSITY AND WILDLIFE HABITAT.	DELETED	D	There is more of a need to emphasize habitat connectivity. This policy could encourage habitat fragmentation.	N/A
1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.					N/A

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1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-1.9 NON-NATIVE INVASIVE WEED MANAGEMENT: ERADICATE WHERE FEASIBLE, PREVENT SPREAD OF EXISTING INFESTATIONS, AND WORK TO PREVENT NEW INFESTATIONS OF NON-NATIVE INVASIVE SPECIES.	N	This policy added to address the threat of invasive weeds in the Basin and reflects a need identified in P7. Code changes would be required to: (1) Promote and support projects/activities aimed at reducing non-native plant species and their spread (e.g., Eurasian milfoil projects) and (2) Require BMPs related to soil disturbance, equipment washing, use of weed-free seed and feed, update of landscaping manual to identify non-native invasive plant species.	VG.IMP-2 Require projects to implement measures, such as noxious-weed risk assessments and weed prevention BMPs, to prevent the spread of noxious and invasive weeds during project activities.  VG.IMP-3 Maintain and make available to the public a list of invasive, noxious, and nuisance species along with appropriate methods to prevent the introduction and slow the spread of these species.

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1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-1.10 NATIVE VEGETATION: USE AND MAINTAIN NATIVE VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE THROUGHOUT THE REGION.	N	This policy is to retain the italicized threshold language from the 1987 plan that follows - "Native vegetation shall be maintained at a maximum level to be consistent with the limits defined in the Land Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide For Planning, Bailey, 1974, for allowable impervious cover and permanent site disturbance." One interpretation of this overlooked threshold is that what is not coverage needs to be native vegetation. This policy does not replace the threshold but retains a focus on native vegetation. Since this is a threshold it should not require changes to code.	N/A

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1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG1.5 PERMANENT DISTURBANCE OR UNNECESSARY ALTERATION OF NATURAL VEGETATION ASSOCIATED WITH DEVELOPMENT ACTIVITIES SHALL NOT EXCEED THE APPROVED BOUNDARIES [OR FOOTPRINTS] OF THE BUILDING, DRIVEWAY, OR PARKING STRUCTURES, OR THAT WHICH IS NECESSARY TO REDUCE THE RISK OF FIRE OR EROSION.	<b>AMENDED</b> VG-5.2 ALTERATION OF NATURAL VEGETATION DURING DEVELOPMENT ACTIVITY: CONTAIN PERMANENT DISTURBANCE OR UNNECESSARY ALTERATION OF NATURAL VEGETATION ASSOCIATED WITH DEVELOPMENT ACTIVITIES TO THE APPROVED DISTURBANCE BOUNDARIES, OR THAT WHICH IS NECESSARY TO REDUCE THE RISK OF FIRE OR EROSION.	A	Moved to Urban Vegetation, Policy VG-5.2. More applicable to urban area. [[Need changes to 30.14 and possibly 65 and 71]]	see measures under VG-5.2 below
1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG1.6 THE MANAGEMENT OF VEGETATION IN URBAN AREAS SHALL BE IN ACCORDANCE WITH THE POLICIES OF THIS PLAN AND SHALL INCLUDE PROVISIONS THAT ALLOW FOR THE PERPETUATION OF THE NATURAL-APPEARING LANDSCAPE.	<b>AMENDED</b> VG-5.1 URBAN VEGETATION AND LANDSCAPES: PRESERVE VEGETATION IN URBAN AREAS TO THE MAXIMUM EXTENT FEASIBLE AND TO AVOID SHARP CONTRASTS BETWEEN URBAN AND NON_URBAN AREAS AND ALLOW FOR THE PERPETUATION OF THE NATURAL-APPEARING LANDSCAPE.	A	Moved to Urban Vegetation, Policy VG-5.1.	see measures under VG-5.1 below
1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG1.7 DISTURBANCE OR REMOVAL OF FOREST LITTER SHOULD BE AVOIDED TO PROMOTE THE NATURAL CATCHMENT OF NUTRIENTS.	<b>AMENDED</b> VG-5.3 FOREST LITTER AND DEFENSIBLE SPACE: MAINTAIN FOREST LITTER FOR ITS EROSION CONTROL AND NUTRIENT CYCLING FUNCTIONS IN NATURALLY-VEGETATED AREAS EXCEPT TO THE EXTENT IT POSES A FIRE	A	Moved to Urban Vegetation, Policy VG-5.3.	see measures under VG-5.3 below

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							HAZARD.			
1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG1.8 REVEGETATION OF DISTURBED SITES SHALL REQUIRE THE USE OF SPECIES APPROVED BY THE AGENCY. TRPA SHALL PREPARE SPECIFIC POLICIES DESIGNED TO AVOID THE UNNECESSARY USE OF LANDSCAPING WHICH REQUIRES LONG-TERM IRRIGATION AND FERTILIZER USE.	<b>AMENDED</b> VG-1.11 REVEGETATION WITH APPROVED SPECIES: REVEGETATE DISTURBED SITES CONSISTENT WITH SPECIES GUIDELINES APPROVED BY THE AGENCY DESIGNED TO PROMOTE USE OF NATIVE, WATER-EFFICIENT, NUTRIENT-EFFICIENT, FIRE-RESISTANT, AND NON-INVASIVE VEGETATION.	A	Minor wording change	VG.IMP-4 Amend revegetation guidelines to require that whenever possible all seed and propagules used in revegetation projects originate from sources within the Lake Tahoe Basin or within 50 miles of the Lake Tahoe Basin and within 1000 vertical feet of the project elevation.  VG.IMP-5 Require projects to salvage and reuse native topsoil.

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1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG1.9 ALL PROPOSED ACTIONS SHALL CONSIDER THE CUMULATIVE IMPACT OF VEGETATION REMOVAL WITH RESPECT TO PLANT DIVERSITY AND ABUNDANCE, WILDLIFE HABITAT AND MOVEMENT, SOIL PRODUCTIVITY AND STABILITY, AND WATER QUALITY AND QUANTITY.	<b>AMENDED</b> VG-1.12 PROJECT REVIEW AND EVALUATION: WHERE RELEVANT FOR PROPOSED PROJECTS, EVALUATE THE CUMULATIVE IMPACT OF VEGETATION REMOVAL WITH RESPECT TO: DEPARTURE FROM DESIRED STRUCTURE, DIVERSITY AND ABUNDANCE; WILDLIFE MOVEMENT, HABITAT SUITABILITY AND CONNECTIVITY; SOIL PRODUCTIVITY AND STABILITY; SCENIC VALUE; AND WATER QUALITY AND QUANTITY.	A	Minor wording change. Now includes scenic value of vegetation.	VG.IMP-5 Require projects to salvage and reuse native topsoil. (see number above)
1.10.1 Vegetation/ E. Carey	VG.DC-1	VG1	VG- 1	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-1.13 USE APPROPRIATE VEGETATION MANAGEMENT PRACTICES TO PREVENT DEGRADING NATIVE VEGETATION.	N	This policy was added to retain the intent of the following italicized (italics in that plan = threshold) policy statement that followed the thresholds in the 1987 Plan: "It shall be a policy of the TRPA Governing Board that a nondegradation standard shall permit appropriate management practices." Another threshold that this somewhat covers is: "A nondegradation standard to preserve plant communities shall apply to native deciduous trees,	VG.IMP-6 Maintain and make available to the public a list of plant species appropriate for use on backshore sites.  VG.IMP-7 Prohibit lawn in the backshore or on natural sandy beaches/dunes located landward of the backshore.

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									wetlands, and meadows while providing for opportunities to increase the acreage of such riparian associations to be consistent with the SEZ threshold." Since this is a threshold it should not require changes to code.	
1.10.1 Vegetation/ E. Carey	VG.DC-2: PLANT COMMUNITIE S OF CONCERN: THE NATURAL CONDITONS AND FUNCTIONS OF PLANT COMMUNITIE S OF CONCERN ARE SUSTAINED.	VG2: PROVIDE FOR THE MAINTENANCE AND RESTORATION OF SUCH UNIQUE ECO-SYSTEMS AS WETLANDS, MEADOWS, AND OTHER RIPARIAN VEGETATION.	VG-2 PLANT COMMUNITIES OF CONCERN - THE NATURAL CONDITIONS AND FUNCTIONS OF PLANT COMMUNITIES OF CONCERN ARE SUSTAINED.	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG2.1 RIPARIAN PLANT COMMUNITIES SHALL BE MANAGED FOR THE BENEFICIAL USES OF PASSIVE RECREATION, GROUNDWATER RECHARGE, AND NUTRIENT CATCHMENT, AND AS WILDLIFE HABITATS.	<b>AMENDED</b> VG-2.2 WETLAND MANAGEMENT: MANAGE RIPARIAN AND OTHER WETLAND PLANT COMMUNITIES FOR THE BENEFICIAL USES OF PASSIVE RECREATION, GROUNDWATER RECHARGE AND NUTRIENT CATCHMENT, AND AS WILDLIFE HABITAT	A	Minor wording change	

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.1 Vegetation/ E. Carey	VG.DC-2	VG2	VG-2	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG2.2 RIPARIAN PLANT COMMUNITIES SHALL BE RESTORED OR EXPANDED WHENEVER AND WHEREVER POSSIBLE.	<b>AMENDED</b> VG-2.3 RESTORATION AND EXPANSION OF WETLANDS: RESTORE OR EXPAND RIPARIAN AND OTHER WETLAND PLANT COMMUNITIES	A	Minor wording change	
1.10.1 Vegetation/ E. Carey	VG.DC-3: SPECIAL STATUS SPECIES POPULATIONS OF, AND ENVIRONMENTAL CONDITIONS AND PROCESSES IMPORTANT TO, NATIVE THREATENED, ENDANGERED, RARE,, SPECIAL INTEREST, OR SENSITIVE SPECIES ARE MAINTAINED AT A SUSTAINABLE LEVEL.	VG3: CONSERVE THREATENED, ENDANGERED, AND SENSITIVE PLANT SPECIES AND UNCOMMON PLANT COMMUNITIES OF THE LAKE TAHOE BASIN.	VG-3 SPECIAL STATUS SPECIES - POPULATIONS OF, AND ENVIRONMENTAL CONDITIONS AND PROCESSES IMPORTANT TO, NATIVE THREATENED, ENDANGERED, RARE, SPECIAL INTEREST, OR SENSITIVE SPECIES ARE MAINTAINED AT A SUSTAINABLE LEVEL.	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG3.1 UNCOMMON PLANT COMMUNITIES SHALL BE IDENTIFIED AND PROTECTED FOR THEIR NATURAL VALUES.	<b>AMENDED</b> VG-2.1 PROTECT PLANT COMMUNITIES OF CONCERN: IDENTIFY, RESTORE, AND PROTECT PLANT COMMUNITIES OF CONCERN .	A	Formerly Policy #1 of Goal #3. Policy used in new document with minor edits. Policy edited to relect language from P7 process. Implementation does not require substantive changes to code as it is in our current Goals and Policies document.	

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1.10.1 Vegetation/ E. Carey	VG.DC-3	VG3	VG-3	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG3.2 THE POPULATION SITES AND CRITICAL HABITAT OF ALL SENSITIVE PLANT SPECIES IN THE LAKE TAHOE BASIN SHALL BE IDENTIFIED AND PRESERVED.	<b>AMENDED</b> VG-3.1 PROTECTION OF SPECIAL STATUS PLANTS: IDENTIFY, RESTORE WHERE PRACTICABLE, AND PRESERVE POPULATIONS AND HABITAT OF ALL SPECIAL STATUS PLANT SPECIES IN THE REGION.	A	Includes concepts of restoration and habitat. Use of the term critical habitat could be confused with the term as defined under the Endangered Species Act.	
1.10.1 Vegetation/ E. Carey	VG.DC-3	VG3	VG-3	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG3.3 THE CONSERVATION STRATEGY FOR TAHOE YELLOW CRESS IN THE LAKE TAHOE BASIN SHALL FOSTER STEWARDSHIP FOR THIS SPECIES.§ (1) Providing education to landowners; (2) Providing technical and planning assistance to landowners with Tahoe Yellow Cress to develop stewardship plans; and (3) Streamlining the Tahoe Yellow Cress project review process, while protecting the species and its habitat.	<b>AMENDED</b> VG-3.2 TAHOE YELLOW CRESS: MANAGE TAHOE YELLOW CRESS IN THE REGION ACCORDING TO ITS CONSERVATION STRATEGY.	A	The bullet points out of the conservation strategy do not reflect the complete intent and purpose of the strategy so they have been deleted.	

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1.10.1 Vegetation/ E. Carey	VG.DC-3	VG4: PROVIDE FOR AND INCREASE THE AMOUNT OF LATE SERAL/OLD GROWTH STANDS WITHIN THE LAKE TAHOE BASIN.	NOW COVERED UNDER GOAL 1	D	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG4.1 STANDS EXHIBITING LATE SERAL/OLD GROWTH CHARACTERISTICS SHALL BE MANAGED TO ALLOW THESE STANDS TO SUSTAIN THESE CONDITIONS.	<b>AMENDED</b> VG-1.5 MANAGEMENT FOR LATE STAGES OF STAND DEVELOPMENT – HEALTHY STANDS: MANAGE STANDS EXHIBITING CHARACTERISTICS OF LATER STAGES OF STAND DEVELOPMENT, INCLUDING OLD GROWTH TO PROMOTE CONDITIONS REPRESENTATIVE OF HEALTHY STANDS IN LATER STRUCTURAL STAGES OF STAND DEVELOPMENT.	A	Amended and moved to Goal 1 VG-1.5. "SUSTAIN" suggests keeping old growth conditions forever and preventing succession from taking its natural course. In addition, the former policy conflicts with the Common Vegetation Threshold. Specifically, the relative abundance components that state: " <i>Maintain 15-25 percent of the Yellow Pine Forest in seral stages other than mature. and Maintain 15-25 percent of the Red Fir Forest in seral stages other than mature.</i> "	

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1.10.1 Vegetation/ E. Carey	VG.DC-3	VG4	VG-4		The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG4.2 STANDS NOT EXHIBITING LATE SERAL/OLD GROWTH CHARACTERISTICS SHALL BE MANAGED TO PROGRESS TOWARDS LATE SERAL/OLD GROWTH.	<b>AMENDED</b> VG-1.6 MANAGEMENT FOR LATE STAGES OF STAND DEVELOPMENT – ACCELERATE OLD GROWTH: PROMOTE FOREST PRACTICES TO ACCELERATE DEVELOPMENT OF OLD GROWTH CHARACTERISTICS IN APPROPRIATE STANDS.	A	This policy conflicts with the Common Vegetation Threshold. Specifically, the relative abundance components that state: <i>"Maintain 15-25 percent of the Yellow Pine Forest in seral stages other than mature. and Maintain 15-25 percent of the Red Fir Forest in seral stages other than mature."</i>  The revised wording better expresses the objective to actively manage stands to develop old growth characteristics.	

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1.10.1 Vegetation/ E. Carey	VG.DC-3	VG4	VG-4		The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG4.3 PRESCRIPTIONS FOR TREATING THESE STANDS WILL BE PREPARED ON A STAND-BY-STAND BASIS. EACH PRESCRIPTION WILL DEMONSTRATE/EXPLAIN HOW IT WILL PROMOTE LATE SERAL OR OLD GROWTH CHARACTERISTICS PRIOR TO APPLYING ANY MECHANICAL TREATMENT OR PRESCRIBED FIRE. STAND-SPECIFIC PRESCRIPTIONS WILL BE DEVELOPED USING THE BEST AVAILABLE FOREST AND ECOSYSTEM MANAGEMENT SCIENCE, STRATEGIES, STANDARDS AND GUIDELINES.	DELETED	D	All prescriptions for treating any vegetation types should be based on evidence that suggests treatment objectives will be met. Therefore, this should be covered under VG-1.1.	

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1.10.1 Vegetation/ E. Carey	VG.DC-3	VG4	VG-4		The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG4.4 RETAIN LARGE TREES AS A PRINCIPAL COMPONENT OF LATE SERAL/OLD GROWTH ECOSYSTEMS.	<b>AMENDED</b> VG-1.7 MANAGEMENT FOR LATE STAGES OF STAND DEVELOPMENT – LARGE TREES: RETAIN LARGE TREES AS A PRINCIPAL COMPONENT OF STANDS IN LATER STAGES OF STAND DEVELOPMENT, INCLUDING OLD GROWTH.	A	Clarification of language. Late Seral/Old Growth in the Tahoe Basin means big old white fir and red fir. The use of late seral came out of the Sierra Nevada Ecosystem Project and they specifically refer to the use of this term for forest types that have a disturbance interval of >400 years.	

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1.10.1 Vegetation/ E. Carey	VG.DC-3	VG4	VG-4		The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG4.5 RETAIN TREES OF MEDIUM AND SMALL SIZE SUFFICIENT TO PROVIDE FOR LARGE TREE RECRUITMENT OVER TIME, AND TO PROVIDE STRUCTURAL DIVERSITY. PREFERABLY, THESE TREES WILL BE THE MOST VIGOROUS IN THE STAND USING ONE OF THE STANDARD TREE CLASSIFICATIONS. IN ADDITION, SPECIES COMPOSITION SHOULD BE KEY CONSIDERATION IN TREE RETENTION.	<b>AMENDED</b> VG-1.8 MANAGEMENT FOR LATE STAGES OF STAND DEVELOPMENT – STRUCTURAL AND SPECIES DIVERSITY: WHEN MANAGING STANDS TO PROMOTE CHARACTERISTICS OF LATER STAGES OF STAND DEVELOPMENT RETAIN TREES OF MEDIUM AND SMALL SIZE SUFFICIENT TO PROVIDE FOR LARGE TREE RECRUITMENT OVER TIME, AND TO PROVIDE STRUCTURAL DIVERSITY. PREFERABLY, THESE TREES WILL BE THE MOST VIGOROUS IN THE STAND USING ONE OF THE STANDARD TREE CLASSIFICATIONS. IN ADDITION, MAKE SPECIES COMPOSITION A KEY CONSIDERATION IN TREE RETENTION.	A	Clarification of language. Late Seral/Old Growth in the Tahoe Basin means big old white fir and red fir. The use of late seral came out of the Sierra Nevada Ecosystem Project and they specifically refer to the use of this term for forest types that have a disturbance interval of >400 years.	
1.10.1 Vegetation/ E. Carey	VG.DC-3	VG4	VG-4		The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG4.6 USE OF PRESCRIBED FIRE IS PREFERRED TO REDUCE FIRE HAZARD AND PERPETUATE DESIRED NATURAL ECOLOGICAL PROCESSES. MANUAL AND MECHANICAL TREATMENT MAY BE USED TO REDUCE FOREST FUEL LEVELS AND TO IMPROVE LATE SERAL FOREST CONDITIONS IN ADDITION TO, OR IN	DELETED	D	Mechanical thinning or hand thinning need to precede prescribed burning. The use of prescribed burning is covered under VG-1.1 and VG-1.2.	

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						LIEU OF, PRESCRIBED FIRE.				
1.10.1 Vegetation/ E. Carey	VG.DC-3	VG-5: THE APPROPRIATE STOCKING LEVEL AND DISTRIBUTION OF SNAGS AND COARSE WOODY DEBRIS SHALL BE RETAINED IN THE REGIONS FORESTS TO PROVIDE HABITAT FOR ORGANISMS THAT DEPEND ON SUCH FEATURES AND TO PERPETUATE NATURAL ECOLOGICAL PROCESSES.	NOW COVERED UNDER GOAL 1		The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG5.1 ALLOW FOR A SUFFICIENT NUMBER AND AN APPROPRIATE DISTRIBUTION OF SNAGS THROUGHOUT THE REGION'S FORESTS TO PROVIDE AND MAINTAIN HABITAT FOR SPECIES DEPENDENT ON SUCH FEATURES.	<b>SAME</b> VG-1.3 COARSE WOODY DEBRIS – SNAGS: ALLOW FOR A SUFFICIENT NUMBER AND AN APPROPRIATE DISTRIBUTION OF SNAGS THROUGHOUT THE REGION'S FORESTS TO PROVIDE AND MAINTAIN HABITAT FOR SPECIES DEPENDENT ON SUCH FEATURES.	U	Retained and moved under Goal 1, Policy VG-1.3.	

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1.10.1 Vegetation/ E. Carey	VG.DC-3	VG5			The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	VG5.2 ALLOW FOR AN APPROPRIATE AMOUNT, LEVEL AND DISTRIBUTION OF COARSE WOODY DEBRIS (DOWNED WOODY MATERIAL) THROUGHOUT THE REGION'S FORESTS TO MAINTAIN BIOLOGICAL INTEGRITY, TO STABILIZE SOIL, AND TO AFFORD A REASONABLE LEVEL OF FIRE SAFETY.	<b>SAME</b> VG-1.4 COARSE WOODY DEBRIS – DOWN AND DEAD WOOD: ALLOW FOR AN APPROPRIATE AMOUNT, LEVEL AND DISTRIBUTION OF COARSE WOODY DEBRIS (DOWNED WOODY MATERIAL) THROUGHOUT THE REGION'S FORESTS TO MAINTAIN BIOLOGICAL INTEGRITY, TO STABILIZE SOIL, AND TO AFFORD A REASONABLE LEVEL OF FIRE SAFETY.	U	Retained and moved under Goal 1, Policy VG-1.4.	
1.10.1 Vegetation/ E. Carey	VG.DC-4: HAZARDOUS FUELS FUEL CONDITIONS POSE LOW WILDFIRE RISK TO COMMUNITIES.	NONE	VG-4 HAZARDOUS FUELS - FUEL CONDITIONS POSE LOW WILDFIRE RISK TO COMMUNITIES.	N	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-4.1 HAZARDOUS FUELS REDUCTION PRACTICES: PROMOTE HAZARDOUS FUELS REDUCTION AND THE PREVENTION OF FIRE, USING APPROVED FOREST MANAGEMENT PRACTICES CONSISTENT WITH ACCEPTABLE STRATEGIES.	N	This policy was developed with Mike Vollmer and Brian Hirt in July 2007 and is in accordance with the Blue Ribbon Commission, etc., as of February 13, 2008. Code will be consolidated into a chapter devoted to hazardous fuels reduction. New code is anticipated to follow from the Blue Ribbon Commission.	VG.IMP-8 Modify the provisions which protect native vegetation to allow creation of defensible space and reduce fire hazards.
1.10.1 Vegetation/ E. Carey	VG.DC-4	NONE	VG-4		The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-4.2 DEFENSIBLE SPACE CONSISTENT WITH STATE CODES: PROMOTE CREATION OF DEFENSIBLE SPACE USING FOREST MANAGEMENT PRACTICES THAT ARE CONSISTENT THROUGHOUT THE REGION AND WITH STATE DEFENSIBLE SPACE	N	This policy was developed with Mike Vollmer and Brian Hirt in July 2007 and is in accordance with the Blue Ribbon Commission, etc., as of February 13, 2008. Code will be consolidated into a	VG.IMP-8 Modify the provisions which protect native vegetation to allow creation of defensible space and reduce fire hazards.

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							CODES.		chapter devoted to hazardous fuels reduction. New code is anticipated to follow from the Blue Ribbon Commission.	
1.10.1 Vegetation/ E. Carey	VG.DC-4	NONE	VG-4		The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-4.3 CREATE DEFENSIBLE SPACE CONSISTENT WITH COMMUNITY WILDFIRE PROTECTION PLANS: PROMOTE CREATION OF DEFENSIBLE SPACE CONSISTENT WITH COMMUNITY WILDFIRE PROTECTION PLANS USING APPROVED FOREST MANAGEMENT PRACTICES.	N	This policy was developed with Mike Vollmer and Brian Hirt in July 2007 and is in accordance with the Blue Ribbon Commission, etc., as of February 13, 2008. Code will be consolidated into a chapter devoted to hazardous fuels reduction. New code is anticipated to follow from the Blue Ribbon Commission.	VG.IMP-8 Modify the provisions which protect native vegetation to allow creation of defensible space and reduce fire hazards.
1.10.1 Vegetation/ E. Carey	VG.DC-4	NONE	VG-4		The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-4.4 PRIORITIZE AND SCHEDULE HAZARDOUS FUELS REDUCTION TREATMENTS: THROUGH FIRE PROTECTION DISTRICTS, IDENTIFY HAZARDOUS FUELS TREATMENT PRIORITIES AND ASSOCIATED ATTAINMENT SCHEDULES .	N	Added to complement Hazardous Fuels Threshold and acknowledge the FPDs jurisdiction in prioritizing treatments.	VG.IMP-8 Modify the provisions which protect native vegetation to allow creation of defensible space and reduce fire hazards.

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1.10.1 Vegetation/ E. Carey	VG.DC-5: URBAN VEGETATION VEGETATION IN URBAN ZONES IS PREDOMINANTLY NATIVE, WATER-EFFICIENT, AND NON-INVASIVE. URBAN VEGETATION CONTRIBUTES TO DEFENSIBLE SPACE, WATER QUALITY PROTECTION, AND SCENIC AND LOCAL COMMUNITY VALUES.	NONE	VG- 5 URBAN VEGETATION - VEGETATION IN THE URBAN ZONES IS PREDOMINANTLY NATIVE, WATER-EFFICIENT, AND NON-INVASIVE. URBAN VEGETATION CONTRIBUTES TO DEFENSIBLE SPACE, WATER QUALITY PROTECTION, AND SCENIC AND LOCAL COMMUNITY VALUES.	N	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>AMENDED</b> VG-5.1 URBAN VEGETATION AND LANDSCAPES: PRESERVE VEGETATION IN URBAN AREAS TO THE MAXIMUM EXTENT FEASIBLE AND TO AVOID SHARP CONTRASTS BETWEEN URBAN AND NON_URBAN AREAS AND ALLOW FOR THE PERPETUATION OF THE NATURAL-APPEARING LANDSCAPE .	A	Former policy 1.6 with minor rewording to describe intent. Note: possible changes to chapter 77 of code to complement Urban veg goal.	
1.10.1 Vegetation/ E. Carey	VG.DC-5	NONE	VG-5	N	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>AMENDED</b> VG-5.2 ALTERATION OF NATURAL VEGETATION DURING DEVELOPMENT ACTIVITY: CONTAIN PERMANENT DISTURBANCE OR UNNECESSARY ALTERATION OF NATURAL VEGETATION ASSOCIATED WITH DEVELOPMENT ACTIVITIES TO THE APPROVED DISTURBANCE BOUNDARIES, OR THAT WHICH IS NECESSARY TO REDUCE THE RISK OF FIRE OR EROSION.	A	Former 1.5 with provision for fire safety (i.e., creation of defensible space). This policy change will necessitate changes to Code section 30.14 and possibly Chapters 65 and 71.	VG.IMP-9 Extend protection for trees retained in a project footprint from the dripline to the critical root zone.

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1.10.1 Vegetation/ E. Carey	VG.DC-5	NONE	VG-5	N	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>AMENDED</b> VG-5.3 FOREST LITTER AND DEFENSIBLE SPACE: MAINTAIN FOREST LITTER FOR ITS EROSION CONTROL AND NUTRIENT CYCLING FUNCTIONS IN NATURALLY-VEGETATED AREAS EXCEPT TO THE EXTENT IT POSES A FIRE HAZARD.	A	Former 1.7 with minor wording change to emphasize function and provide provision for creation of defensible space.	
1.10.1 Vegetation/ E. Carey	VG.DC-5	NONE	VG-5	N	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-5.4 LANDSCAPING WITH NATIVE VEGETATION: PROMOTE THE USE OF NATIVE, WATER-EFFICIENT, NUTRIENT-EFFICIENT, FIRE-RESISTANT, AND NON-INVASIVE VEGETATION IN URBAN LANDSCAPES.	N	To promote the use of native vegetation in all applications. Need to work on the supply side prior to implementing any new code. Most stringent code requiring sale and use of natives is in Alternative 4.	
<b>Alternative 2 -- WILDLIFE AND FISHERIES</b>										

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1: Biological Integrity of Terrestrial Ecosystems The functional, physical, chemical and biological integrity of the Basin's terrestrial ecosystem are maintained at or above a sustainable level.	W1 MAINTAIN SUITABLE HABITATS FOR ALL INDIGENOUS SPECIES OF WILDLIFE WITHOUT PREFERENCE TO GAME OR NON-GAME SPECIES THROUGH MAINTENANCE OF HABITAT DIVERSITY.	WF-1 TERRESTRIAL ECOSYSTEM INTEGRITY: THE FUNCTIONAL, PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF THE REGION'S TERRESTRIAL ECOSYSTEM ARE AT A SUSTAINABLE LEVEL [P7 DC].	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal which focused exclusively on wildlife habitat.	W1.1 ALL PROPOSED ACTIONS SHALL CONSIDER IMPACTS TO WILDLIFE.	WF-1.1 PROJECT REVIEW EVALUATION: EVALUATE AND DISCLOSE POTENTIAL BENEFICIAL AND NEGATIVE IMPACTS TO BIOLOGICAL INTEGRITY OF EFFECTED TERRESTRIAL HABITATS DURING PROJECT REVIEW.	A	This change reflects the need to increase protection for wildlife by assessing impacts to the integrity of habitats rather than the generic "to wildlife". Also this change reflects the change in language to the above goal statement.	
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1	W1	WF-1	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal which focused exclusively on wildlife habitat.	W2 RIPARIAN VEGETATION SHALL BE PROTECTED AND MANAGED FOR WILDLIFE	WF-1.2 PROTECT AND CONSERVE TERRESTRIAL SPECIES: PROTECT AND ACTIVELY CONSERVE UNIQUE OR SPECIAL HABITAT TYPES AS IDENTIFIED IN THE REGIONAL PLAN OR BY STATE AND/OR FEDERAL REGULATIONS FOR TERRESTRIAL SPECIES.	A	This change provides protection to a greater breadth of habitat types used by wildlife than the previous policy which was focused exclusively on riparian vegetation.	WF.IMP-1 WF.IMP-2 Add new language to subsection that details how direct and indirect effects would be determined based on project vicinity to significant habitat (inside 100ft) based on evaluation of vegetation maps and if needed field habitat evaluation by TRPA biologist or designee. Require mitigation of impacted habitat at a rate of 2:1 to 4:1 based on habitat

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										quality.
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1	W1	WF-1	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal which focused exclusively on wildlife habitat.	W1.3 NON -NATIVE WILDLIFE AND EXOTIC SPECIES SHALL BE CONTROLLED AND RELEASE OF SUCH ANIMALS INTO THE WILD IS FORBIDDEN.	WF-1.3 INVASIVE AND EXOTIC SPECIES: FORBID AND TAKE MEASURES TO PREVENT THE RELEASE OF INVASIVE, EXOTIC OR UNDESIRABLE NON-NATIVE TERRESTRIAL SPECIES INTO THE REGION. CONTROL OR ERADICATE EXISTING POPULATIONS OF THESE SPECIES AND TAKE MEASURES TO PREVENT THE ACCIDENTAL OR INTENTIONAL RELEASE OF SUCH SPECIES INTO THE REGION.	A	Updated policy includes stronger language such as “eradication” and also increases protection by explicitly including accidental as well as intentional release.	WF.IMP-3 • Prohibit the release of terrestrial exotic and invasive species, using language similar to that currently found in Chapter 79.3 that prohibits the release of aquatic exotic and invasive species.
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1	W1	WF-1	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which	W1.4 DOMESTIC ANIMALS AND PETS SHALL BE CONTROLLED AND APPROPRIATELY CONTAINED	WF-1.4 EFFECTS OF DOMESTIC ANIMALS AND LIVESTOCK: TAKE MEASURES TO REDUCE OR ELIMINATE THE EFFECTS OF DOMESTIC ANIMALS, LIVESTOCK AND PETS ON NATIVE WILDLIFE AND VEGETATION COMMUNITIES.	A	Update of language provides better protection by including that measures need to be taken to reduce or eliminate their effects even when contained.	

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
					is an expansion of the previous goal which focused exclusively on wildlife habitat.					
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1	W1	WF-1	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal which focused exclusively on wildlife habitat.	NONE	WF-1.5 MAINTAIN/ ENHANCE TERRESTRIAL HABITAT AND ECOSYSTEMS: MAINTAIN OR ENHANCE, AS APPROPRIATE, HABITAT ELEMENTS AND FUNCTIONAL CHARACTERISTICS OF TERRESTRIAL/ UPLAND ECOSYSTEMS TO PROVIDE SUITABLE HABITAT FOR A BREADTH OF NATIVE AND DESIRABLE NON-NATIVE SPECIES.	N	This policy acts to support regulation that requires key habitat components such as logs and snags are maintained at levels that support terrestrial species.	WF.IMP-1
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1	W1	WF-1	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal	NONE	WF-1.6 MOVEMENT CORRIDORS: RESTORE AND/OR MAINTAIN THE SPATIAL AND TEMPORAL CONNECTIVITY (MOVEMENT CORRIDORS) WITHIN AND BETWEEN WATERSHEDS CONSISTENT WITH THE EXPECTED NATURAL RANGE OF VARIABILITY IN THE REGION TO PROVIDE UNOBSTRUCTED MOVEMENT FOR NATIVE	N	This policy addresses the need for connectivity within and between habitats and is the basis for incorporating these concepts into project design	WF.IMP-1 WF.IMP-2

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					which focused exclusively on wildlife habitat.		TERRESTRIAL SPECIES.			
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1	W1	WF-1	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal which focused exclusively on wildlife habitat.	NONE	WF-1.7 ACCESS TO HUMAN FOOD SOURCES: PREVENT WILDLIFE ACCESS TO GARBAGE AND OTHER HUMAN RELATED FOOD SOURCES THAT ALTER THE NATURAL BEHAVIOR OF WILDLIFE SPECIES AND INCREASE THE LIKELIHOOD OF NEGATIVE HUMAN/WILDLIFE INTERACTIONS..	N	This policy provides guidance to TRPA and other agencies to expand efforts to address the issue of garbage and wildlife.	WF.IMP-4 • Work with federal and state agencies and local jurisdictions to implement policies addressing wildlife access to garbage and other human-related food sources.

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1	W1	WF-1	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal which focused exclusively on wildlife habitat.	NONE	WF-1.8 TERRESTRIAL SPECIES EDUCATION PROGRAMS: INTEGRATE NATURAL RESOURCE EDUCATION AND INTERPRETIVE PROGRAM ELEMENTS INTO THE DESIGN OF EXISTING OR PROPOSED PROJECTS THAT INTERFACE WITH SENSITIVE WILDLIFE HABITATS.	N	This policy provides guidance to adopt a more expansive policy of public education regarding wildlife.	
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1	W1	WF-1	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal which focused exclusively on wildlife habitat.	NONE	WF-1.9 WATERSHEAD CONSERVATION PLANS: SUPPORT THE DEVELOPMENT AND APPLICATION OF HIERARCHICAL AND WATERSHED SCALE CONSERVATION PLANS FOR NATURAL RESOURCE MANAGEMENT TO GUIDE SPECIFIC MANAGEMENT STRATEGIES AT REGIONAL AND LOCAL LEVELS.	N	This policy addresses the need for the formalization of coordination in conservation efforts. These efforts have already begun in a less formal way, such as the Upper Truckee Group which is coordinating projects in the lower portion of that watershed.	

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-2: Sustainability of Special Interest Species Populations of, and environmental conditions and processes important to native threatened, endangered, rare, special interest or sensitive species are maintained at or above a sustainable level.	W2 PRESERVE, ENHANCE, AND, WHERE FEASIBLE, EXPAND HABITATS ESSENTIAL FOR THREATENED, ENDANGERE D, RARE, OR SENSITIVE SPECIES FOUND IN THE BASIN.	WF-2 ENDANGERED/ SPECIAL STATUS SPECIES POPULATIONS OF, AND ENVIRONMENT AL CONDITIONS AND PROCESSES IMPORTANT TO, NATIVE THREATENED, ENDANGERED, RARE, SPECIAL INTEREST OR SENSITIVE SPECIES ARE AT A SUSTAINABLE LEVEL [P7 DC]	A	This language matches the desired condition from the P7 process. The goal includes expands on the idea of habitats to include populations of these species. Additional language includes the idea that populations of these species need to be maintained at a sustainable level.	NONE	WF-2.1 PROJECT REVIEW EVALUATION: EVALUATE AND DISCLOSE POTENTIAL BENEFICIAL AND NEGATIVE IMPACTS TO SPECIAL STATUS WILDLIFE AND FISH SPECIES POPULATIONS AND THEIR HABITATS DURING PROJECT REVIEW.	N	Adds same project review language to this goal as applied under goal #1	WF.IMP-5 • Modify Code language so that protections for “species populations” are specifically described for populations “in the Tahoe Basin.” This more narrow definition of “population” would increase species protection by decreasing the area for which an impact is being considered in the environmental analysis, thus avoiding dilution of the impact in a larger population.

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-2	W2	WF-2	A	This language matches the desired condition from the P7 process. The goal includes expands on the idea of habitats to include populations of these species. Additional language includes the idea that populations of these species need to be maintained at a sustainable level.	W2.2 ENDANGERED , THREATENED, RARE, AND SPECIAL INTEREST SPECIES SHALL BE PROTECTED AND BUFFERED AGAINST CONFLICTING LAND USES.	WF-2.2 CONSERVATION BUFFERS: CONSERVE AND BUFFER SPATIALLY AGAINST CONFLICTING LAND USES AND ACTIVITIES ENDANGERED, THREATENED, RARE, AND SPECIAL STATUS SPECIES AND HABITAT ATTRIBUTES IMPORTANT TO FULFILL THEIR LIFE HISTORY REQUIREMENTS.	A	This change increases protection by including habitat elements and temporally protection. Provides the basis for regulation incorporating limited operating periods for projects that may effect special status species.	WF.IMP-2 WF.IMP-6:• Add language to the Code regarding non-disturbance zones and Limited Operating Periods for California spotted owl and willow flycatcher that specifically describes the process for establishing and modifying non-disturbance zones for each species. WF.IMP-7: Incorporate a 250 meter nest buffer around each nest site which acts as a minimum distance for establishment of the 500 acre non-disturbance zone. Surrounding each cluster of nest sites would be a 200 acre Protected Activity Center. Further, overlaying each PAC, or multiple activity centers if Goshawk use patterns suggest this is appropriate, a 500 acre Post-fledging Family Area would be established outside of the urban boundary. WF.IMP-8: The protocol for changing non-disturbance zones would follow the PAC guidelines in

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										the 2004 SNFPA which would maintain disturbance zones regardless of occupancy status, and change or remove disturbance zones only after a stand replacing event has rendered the habitat unsuitable. New disturbance zones may be added when surveys indicate a new nesting location. For osprey the non-disturbance zone would be removed once the nest tree was no longer present, but would be reestablished at the new nest location.
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-2	W2	WF-2	A	This language matches the desired condition from the P7 process. The goal includes expands on the idea of habitats to include populations of these species. Additional language includes the idea that populations of these species	NONE	WF-2.3 SPECIAL STATUS SPECIES HABITAT: MAINTAIN SPECIAL STATUS SPECIES HABITAT CONDITIONS BY PERPETUATING OR ACTIVELY MIMICKING NATURAL ECOLOGICAL PROCESSES AT SITES DETERMINED TO SUPPORT HEALTHY SPECIAL STATUS SPECIES POPULATIONS.	N	Provides guidance for projects to manage existing population sites of special status species.	WF.IMP-1

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					need to be maintained at a sustainable level.					
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3 Biological Integrity of Aquatic Ecosystems The functional, physical, chemical and biological integrity of the Basin's aquatic ecosystem are maintained at or above a sustainable level.	F1 IMPROVE AQUATIC HABITAT ESSENTIAL FOR THE GROWTH, REPRODUCTION, AND PERPETUATION OF EXISTING AND THREATENED FISH RESOURCES IN THE LAKE TAHOE BASIN.	WF-3 AQUATIC ECOSYSTEM INTEGRITY THE FUNCTIONAL, PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF THE BASIN'S AQUATIC ECOSYSTEM ARE AT A SUSTAINABLE LEVEL	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	F1.1 DEVELOPMENT PROPOSALS AFFECTING STREAMS, LAKES AND ADJACENT LANDS SHALL EVALUATE IMPACTS TO THE FISHERY.	WF-3.1 PROJECT REVIEW EVALUATION: EVALUATE AND DISCLOSE POTENTIAL BENEFICIAL AND NEGATIVE IMPACTS TO BIOLOGICAL INTEGRITY OF EFFECTED AQUATIC HABITATS DURING PROJECT REVIEW.	A	This change expands protection by including not only the fishery but the integrity of the aquatic habitat as a whole.	

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	NONE	WF-3.2 MOVEMENT CORRIDORS: RESTORE AND/OR MAINTAIN THE SPATIAL AND TEMPORAL CONNECTIVITY (MOVEMENT CORRIDORS) WITHIN AND BETWEEN WATERSHEDS CONSISTENT WITH THE EXPECTED NATURAL RANGE OF VARIABILITY IN THE TAHOE REGION TO PROVIDE UNOBSTRUCTED MOVEMENT FOR NATIVE AQUATIC SPECIES.	N	This change expands protection beyond fish passage issues to include issues of connectivity for all native aquatic species.	WF.IMP-1 WF.IMP-2
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	F1.2 UNNATURAL BLOCKAGES AND OTHER IMPEDIMENTS TO FISH MOVEMENT WILL BE PROHIBITED AND REMOVED WHEREVER APPROPRIATE	Deleted	D		

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	F1.3 AN INSTREAM MAINTENANCE PROGRAM SHOULD BE DEVELOPED AND IMPLEMENTED.	WF-3.3 IN-STREAM MAINTENANCE PROGRAM: DEVELOP AND IMPLEMENT AN INSTREAM MAINTENANCE PROGRAM.	A		
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	F1.4 STANDARDS FOR BOATING ACTIVITY SHALL BE ESTABLISHED FOR THE SHALLOW ZONE OF LAKE TAHOE	Deleted	D	Research conducted in Lake Tahoe in the 1990's showed that boating has no effect on the fishery of Lake Tahoe. The other impacts addressed in this paragraph such as impacts to recreation are better addressed elsewhere.	

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	F1.5 HABITAT IMPROVEMENT PROJECTS ARE ACCEPTABLE PRACTICES IN STREAMS AND LAKES.	WF-3.4 MAINTAIN/ ENHANCE AQUATIC HABITAT AND ECOSYSTEMS: MAINTAIN OR ENHANCE, AS APPROPRIATE, HABITAT ELEMENTS AND FUNCTIONAL CHARACTERISTICS OF AQUATIC/RIPARIAN ECOSYSTEMS TO PROVIDE SUITABLE HABITAT FOR A BREADTH OF NATIVE AND DESIRABLE NON-NATIVE SPECIES.	A	Previous policy replaced by this expanded policy which emphasizes enhancing aquatic ecosystems.	WF.IMP-1
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	F1.6 INSTREAM FLOWS SHALL BE REGULATED, WHEN FEASIBLE, TO MAINTAIN FISHERY VALUES.	WF-3.5 MIMIC NATURAL HYDROLOGY: WHEN FEASIBLE, RESTORE AND MAINTAIN INSTREAM FLOWS TO MIMIC TIMING AND FREQUENCY OF NATURAL HYDROLOGIC REGIMES.	A	This shift in emphasis from fisheries to natural flows will provide more natural stream habitats within the Basin.	WF.IMP-1

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	F1.7 EXISTING POINTS OF WATER DIVERSION FROM STREAMS SHALL BE TRANSFERRED TO THE LAKE, WHENEVER FEASIBLE, TO HELP PROTECT INSTREAM BENEFICIAL USES.	Deleted	D	This policy is redundant with the changes to poly 6 above. In order to restore and maintain the natural timing and frequency of stream flows, diversions in streams will need to be limited.	
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	F1.8 SUPPORT, IN RESPONSE TO JUSTIFIABLE EVIDENCE, STATE AND FEDERAL EFFORTS TO REINTRODUCE LAHONTAN CUTTHROAT TROUT IN APPROPRIATE REMOTE LOCATIONS.	WF-3.6 REINTRODUCTION OF AQUATIC SPECIES: SUPPORT STATE AND FEDERAL EFFORTS TO REINTRODUCE AND MAINTAIN SELF-SUSTAINING POPULATIONS OF SPECIAL STATUS SPECIES SUCH AS LAHONTAN CUTTHROAT TROUT IN APPROPRIATE LOCATIONS.	A	Changes to this policy reflect the increased knowledge with regard to lahontan cutthroat. The inclusion of "self-sustaining" to the policy raises the bar beyond reintroduction. Language is has also been added to include other species as appropriate. The policy would be moved under the special status species goal with the combining of wildlife and fisheries sections.	WF.IMP-1 WF.IMP-9 The reintroduction of LCT into the basin is accomplished by working with partners such as the USFWS and USFS

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	F1.9 THE WATER LEVEL IN LAKE TAHOE SHOULD BE CONTROLLED TO REFLECT CONDITIONS THAT MIGHT BE EXPECTED WITH SEASONAL WEATHER AND WATER RUNOFF PATTERNS	Deleted	D	The waterlevel in Lake Tahoe is determined by the TROA and not the TRPA.	
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	NONE	WF-3.7 INVASIVE AND EXOTIC SPECIES: FORBID AND TAKE MEASURES TO PREVENT THE RELEASE OF INVASIVE, EXOTIC OR UNDESIRABLE NON-NATIVE AQUATIC SPECIES INTO THE REGION. CONTROL OR ERADICATE EXISTING POPULATIONS OF THESE SPECIES AND TAKE MEASURES TO PREVENT THE ACCIDENTAL OR INTENTIONAL RELEASE OF SUCH SPECIES INTO THE REGION.	N	New policy for aquatic habitats. Policy includes stronger language such as "eradication" and also increases protection by explicitly including accidental as well as intentional release.	WF.IMP-1

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	NONE	WF-3.8 RESTORATION: WHEN APPROPRIATE AND FEASIBLE, SUPPORT THE FISHLESS RESTORATION OF HISTORICALLY FISHLESS AQUATIC HABITATS	N	New policy that increases protection and addresses the impacts introduced fishes on native amphibian populations.	WF.IMP-1
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	NONE	WF-3.9 AQUATIC SPECIES HABITAT: PROTECT AND ACTIVELY CONSERVE UNIQUE OR SPECIAL HABITAT TYPES FOR AQUATIC SPECIES AS IDENTIFIED IN THE REGIONAL PLAN OR BY STATE AND/OR FEDERAL REGULATIONS.	N	Similar to policy for terrestrial habitats. Includes riparian vegetation as well as wetlands, chara beds and other unique habitats for aquatic species.	WF.IMP-1

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	NONE	WF-3.10 EFFECTS OF DOMESTIC ANIMALS: TAKE MEASURES TO REDUCE OR ELIMINATE THE EFFECTS OF DOMESTIC ANIMALS, LIVESTOCK AND PETS ON NATIVE AQUATIC COMMUNITIES	N	Update of language provides better protection by including that measures need to be taken to reduce or eliminate their effects even when contained.	
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-3	F1	WF-3	A	This change reflects the desired condition for aquatic habitats that was produced by the P7 process. This goal provides greater protection by changing from solely a fishery based goal to a goal of sustainability for all aquatic species and the ecosystem as a whole.	NONE	WF-3.11 WATERSHEAD CONSERVATION PLANS: SUPPORT THE DEVELOPMENT AND APPLICATION OF HIERARCHICAL AND WATERSHED SCALE CONSERVATION PLANS FOR NATURAL RESOURCE MANAGEMENT TO GUIDE SPECIFIC MANAGEMENT STRATEGIES AT REGIONAL AND LOCAL LEVELS.	N	Same as wf-1-9 applied to aquatic habitats.	

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<b>Alternative 2 -- SOIL CONSERVATION</b>										
1.10.3 Soils/S. Frazier	NONE	<b>S1</b> MINIMIZE SOIL EROSION AND THE LOSS OF SOIL PRODUCTIVITY	<b>S-1: SOIL DISTURBANCE AND EROSION. MINIMIZE SOIL DISTURBANCE, ACCELERATED SOIL EROSION, AND ASSOCIATED ADVERSE EFFECTS ON SOIL AND WATER QUALITY</b>	A	Soil productivity is only one aspect of soil quality that can be affected by soil disturbance and accelerated soil erosion. This change addresses this deficiency in the existing policy statement.	<b>S1.4 SOIL DISTURBANCE PROGRAM:</b> TRPA SHALL DEVELOP SPECIFIC POLICIES TO LIMIT LAND DISTURBANCE AND REDUCE SOIL AND WATER QUALITY IMPACTS OF DISTURBED AREAS	<b>S-1.1 MINIMIZE GROUND DISTURBANCE:</b> IMPLEMENT POLICIES, PROGRAMS, AND REGULATIONS THAT MINIMIZE GROUND DISTURBANCE AND ASSOCIATED SOIL AND WATER QUALITY IMPACTS.	A	This amendment clarifies policy language and intent.	NONE
1.10.3 Soils/S. Frazier	NONE	<b>S1</b>	<b>S-1</b>	A	Soil productivity is only one aspect of soil quality that can be affected by soil disturbance and accelerated soil erosion. This change addresses this deficiency in the existing policy statement.	<b>S1.6 SEASONAL LIMITATIONS FOR GROUND DISTURBING ACTIVITIES:</b> GRADING, FILLING, CLEARING OF VEGETATION (WHICH DISTURBS SOIL), OR OTHER DISTURBANCES OF THE SOIL ARE PROHIBITED DURING INCLEMENT WEATHER AND FOR THE RESULTING PERIOD OF TIME WHEN THE SITE IS COVERED WITH SNOW OR IS IN A SATURATED, MUDDY, OR UNSTABLE CONDITION. SPECIAL REGULATIONS AND CONSTRUCTION TECHNIQUES WILL	<b>S-1.2 SEASONAL LIMITATIONS FOR GROUND DISTURBING ACTIVITIES.:</b> IMPLEMENT SEASONAL LIMITATIONS FOR GROUND DISTURBING ACTIVITIES AND SPECIAL REQUIREMENTS FOR GROUND DISTURBING ACTIVITIES CONDUCTED DURING THE WET SEASON (OCTOBER 15 TO May 1).	A	This amendment simplifies and streamlines existing policy statement.	<b>S.IMP-1:</b> Develop and implement standardized evaluation criteria for determining the suitability of soil and site conditions for sensitive lands and wet season grading, disturbance, and resource management operations. Develop and implement corresponding monitoring protocols and methodologies for determining the effects of these activities on soil and water quality.

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						APPLY TO ALL CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND MAY 1.				
1.10.3 Soils/S. Frazier	NONE	S1	S-1	A	Soil productivity is only one aspect of soil quality that can be affected by soil disturbance and accelerated soil erosion. This change addresses this deficiency in the existing policy statement.	<b>S1.7 MANAGEMENT OF NATURAL AND DISTURBED SEZS:</b> ALL EXISTING NATURAL FUNCTIONING SEZS SHALL BE RETAINED AS SUCH AND DISTURBED SEZS SHALL BE RESTORED WHENEVER POSSIBLE	NONE	D	Existing policy statement is unnecessary and redundant with policies contained in the SEZ Subelement.	NONE

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.3 Soils/S. Frazier	<b>S/SEZ.DC-1:</b> Land coverage, on a watershed basis, does not exceed the capability of the soil resources to attenuate (offset?) the effects of impervious cover. The effects of impervious cover and disturbance are fully mitigated on a storm water zone basis.	NONE	<b>S-2 LAND COVERAGE:</b> LAND COVERAGE IN THE LAKE TAHOE BASIN DOES NOT EXCEED THE CAPACITY OF THE SOIL RESOURCE TO OFFSET THE ADVERSE ENVIRONMENTAL EFFECTS OF LAND COVERAGE. THE ADVERSE EFFECTS OF LAND COVERAGE ARE FULLY MITIGATED ON A WATERSHED OR STORM WATER JURISDICTION BASIS.	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	<b>S1.1 ALLOWABLE LAND COVERAGE:</b> ALLOWABLE IMPERVIOUS LAND COVERAGE SHALL BE CONSISTENT WITH THE THRESHOLD FOR IMPERVIOUS LAND COVERAGE	<b>S-2.1 ALLOWABLE LAND COVERAGE:</b> ALLOWABLE LAND COVERAGE IN THE TAHOE BASIN SHALL BE SET IN ACCORDANCE WITH THE LAND CAPABILITY DISTRICT CLASSIFICATION METHODOLOGY AND DISTRICT-BASED COVERAGE LIMITATIONS SET FORTH IN THE LAND-CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA- NEVADA, A GUIDE FOR PLANNING (BAILEY 1974).	A	This change more clearly articulates what the land coverage threshold is and how it is to be determined	<b>S-IMP-2:</b> Adopt an updated, planning-level land capability map of the Lake Tahoe Basin that is based on the 2007 soil survey update prepared by the U.S. Department of Agriculture Natural Resources Conservation Service. <b>S-IMP-3:</b> Revise the land capability regulations to require site-specific soil and land capability determinations and discretionary field verification of soil and land capability map units.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.3 Soils/S. Frazier	<b>S/SEZ.DC-1</b>	NONE	<b>S-2</b>	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	<b>S1.3 LAND CAPABILITY MAP:</b> THE LAND CAPABILITY MAP MAY BE REVIEWED AND UPDATED	<b>S-2.2 FEILD VERIFICATION OF LAND CAPABILITY:</b> IMPLEMENT RULES AND PROCEDURES THAT ALLOW FOR FIELD-BASED VERIFICATION AND MODIFICATION OF THE PLANNING-LEVEL LAND CAPABILITY CLASSIFICATIONS AND BOUNDARY DELINEATIONS DEPICTED IN THE UPDATED LAND CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA AND NEVADA, A GUIDE FOR PLANNING (TRPA 2010).	A	This amendment provides directive for requireing site-specific land capability determinations and field-based land capability verifications.	<b>S-IMP.2</b> <b>S-IMP.3</b>

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1.10.3 Soils/S. Frazier	<b>S/SEZ.DC-1</b>	NONE	<b>S-2</b>	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	<b>S1.2 COVERAGE ON SENSITIVE LANDS</b> NO NEW LAND COVERAGE OR OTHER PERMANENT DISTURBANCE SHALL BE PERMITTED IN LAND CAPABILITY DISTRICTS 1-3 EXCEPT FOR THOSE USES AS NOTED IN A, B, AND C BELOW	<b>S-2.3 COVERAGE ON SENSITIVE LANDS:</b> PROHIBIT NEW LAND COVERAGE AND OTHER FORMS OF PERMANENT LAND DISTURBANCE IN LAND CAPABILITY DISTRICTS 1 THROUGH 3, WITH THE EXCEPTION OF PUBLIC OUTDOOR RECREATION FACILITIES AND PUBLIC SERVICE FACILITIES THAT MEET CONDITIONAL USE REQUIREMENTS SPECIFIED IN THE CODE OF ORDINANCES, AND SINGLE FAMILY DWELLINGS REVIEWED AND APPROVED PURSUANT TO THE INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES) DESCRIBED IN CHAPTER 37 OF THE CODE OF ORDINANCES.	A	This change streamlines policy statement by removing lengthy, "code-like" conditional use language. Conditional use requirements moved to Code.	NONE
1.10.3 Soils/S. Frazier	<b>S/SEZ.DC-1</b>	NONE	<b>S-2</b>	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	<b>S1.5 EXCESS COVERAGE:</b> TRPA SHALL CONDUCT A SURVEY TO IDENTIFY AREAS WHERE EXISTING EXCESS COVERAGE IS CAUSING ENVIRONMENTAL DAMAGE	<b>S-2.4 COVERAGE-IMPAIRED WATERSHEDS:</b> IDENTIFY WATERSHEDS OR OTHER CONTIGUOUS LAND AREAS THAT ARE IMPAIRED BY EXCESS LAND COVERAGE AND PRIORITIZE THESE AREAS FOR LAND COVERAGE REMOVAL AND TRANSFERS.	A	This change clarifies intent of original policy and introduces the concept of "impaired watersheds"	See Land Use Subelement

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1.10.3 Soils/S. Frazier	<b>S/SEZ.DC-1</b>	NONE	<b>S-2</b>	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	NONE	<b>S-2.5 SOIL QUALITY PERFORMANCE STANDARDS: DEVELOP AND IMPLEMENT SOIL QUALITY PERFORMANCE STANDARDS FOR PROJECTS INVOLVING LAND COVERAGE REMOVAL, LAND RESTORATION, AND THE REMEDIATION OF TEMPORARY AND LONG TERM SOIL DISTURBANCE.</b>	N	This new policy will provide directive for the development and implementation of soil quality standards for land coverage removal/banking projects and projects involving temporary soil disturbance (e.g., construction corridors for bike trails and roadways)	<b>S-IMP.4:</b> Develop and implement soil quality performance standards to be used in measuring the success of land coverage removal projects and projects involving the remediation of temporary and long term soil disturbance.
<b>Alternative 2 -- SHOREZONE (same as Alternative 1, no changes proposed)</b>										
<b>Alternative 2 - SCENIC RESOURCES</b>										

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1: Scenic Resources Scenery viewed from Lake Tahoe and the Basin's major roadways, public recreation areas, trails, and urban centers predominately displays natural appearing forest, meadows, mountains, and the shoreline of Lake Tahoe. Development, where visible, complements the natural setting.	NONE	SR-1: IMPROVE SCENIC QUALITY SCENERY VIEWED FROM LAKE THOE AND THE REGION'S MAJOR ROADWAYS, PUBLIC RECREATION AREAS, TRIALS, AND URBAN CENTERS PREDOMINANTLY, REVEALS NATURAL APPEARING FOREST,MEADOWS, MOUNTAINS, AND THE SHORELINE OF LAKE TAHOE. DEVELOPMENT, WHERE VISIBLE, APPEARS SUBORDINANTE TO AND HARMONIOUS WITH THE SURROUNDING SETTING.	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	SR-1.1 ROADWAY AND SHORELINE UNITS IMPROVE, OR AT LEAT MAINTAIN THE SCENIC THRESHOLD RATINGS OF EACH ROADWAY AND SHORELINE UNIT.	N	This new policy acts to support regulation that requires all projects to maintain the thresholds ratings assigned each threshold travle route.	Existing implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	NONE	SR-1	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	SR-1.2 ROADWAY AND SHORELINE SCENIC RESOURCES IMPROVE, OR AT LEAST MAINTAIN THE SCENIC THRESHOLD RATINGS OF EACH ROADWAY AND SHORLINE SCENIC QUALITY RESOURCE.	N	This new policy acts to support regulation that requires all projects to maintain and improve the thresholds ratings assigned each individual scenic resource.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	NONE	SR-1	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	SR-1.3 PUBLIC RECREATION AREAS AND BIKE PATHS IMPROVE, OR AT LEAST MAINTAIN THE SCENIC THRESHOLD RATINGS OF EACH SCENIC RESOURCE FOR VIEWS FROM IDENTIFIED BIKE PATHS AND RECREATION AREAS OPEN TO THE PUBLIC.	N	This new policy acts to support regulation that requires all projects to maintain and improve the thresholds ratings assigned each individual scenic resource from designated public recreation areas and bike paths.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR1 MAINTAIN AND RESTORE THE SCENIC QUALITIES OF THE NATURAL APPEARING LANDSCAPE.	SR-2: RESTORE AND MAINTAIN SCENIC QUALITY THE SCENIC QUALITIES OF THE NATURAL APPEARING LANDSCAPE ARE RESTORED AND MAINTAINED.	A	This amended goal is reworded for clarity	SR1.1 ALL PROPOSED DEVELOPMENT SHALL EXAMINE IMPACTS TO THE IDENTIFIED LANDSCAPE VIEWS FROM ROADWAYS, BIKEPATHS, PUBLIC RECREATION AREAS, AND LAKE TAHOE.	SR-2.1 PROJECT EVALUATION EVALUATE PROPOSED DEVELOPMENT PROJECTS FOR ADVERSE IMPACTS TO LANDSCAPE VIEWS FROM ROADWAYS, BIKEPATHES, PUBLIC REACREATION AREAS, AND LAKE TAHOE.	A	This amended policy is reworded for clarity and acts to support regulation that requires all projects to evaluated impacts to scenic resources.	Existing implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR1	SR-2	A	This amended goal is reworded for clarity	SR1.2 ANY DEVELOPMENT PROPOSED IN AREAS TARGETED FOR SCENIC RESTORATION OR WITHIN A UNIT HIGHLY SENSITIVE TO CHANGE SHALL DEMONSTRATE THE EFFECT OF THE PROJECT ON THE 1982 TRAVEL ROUTE RATINGS OF THE SCENIC THRESHOLDS.	SR-2.2 TRAVEL ROUTES DESIGN DEVELOPMENT IN AREAS IDENTIFIED AS NON-ATTAINMENT TO IMPROVE, OR AT LEAST NOT ADVERSELY AFFECT, THE TRAVEL ROUTE RATINGS OF THE SCENIC THRESHOLDS.	A	This amended policy is reworded for clarity and acts to support regulation that requires all projects located in scenic non-attainment units to show progress towards threshold attainment. All units designated as non-attainment are considered scenic restoration target areas therefore the reference is removed from the policy statement. The "sensitive to change" designation was removed as a designation in the 1991 Threshold Evaluation therefore the reference is removed from the policy statement.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR1	SR-2	A	This amended goal is reworded for clarity	SR1.3 THE FACTORS OR CONDITIONS THAT CONTRIBUTE TO SCENIC DEGRADATION IN IDENTIFIED AREAS NEED TO BE RECOGNIZED AND APPROPRIATELY CONSIDERED IN RESTORATION PROGRAMS TO IMPROVE SCENIC QUALITY.	SR-2.3 CORRECT SCENIC DEGRADATION CORRECT FACTORES OR CONDITIONS THAT CONTRIBUTE TO SCENC DEGRADATION TO IMPROVE SCENIC QUALITY.	A	This amended policy is reworded for clarity.	Existing implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR1	SR-2	A	This amended goal is reworded for clarity	NONE	SR-2.4 SCENIC QUALITY IMPROVEMENT PROGRAM IMPLEMENT THROUGH PROJECT REVIEW RECOMMENDATIONS IN THE SCENIC QUALITY IMPROVEMENT PROGRAM FOR THE LAKE TAHOE BASIN, SEPTEMBER 27, 1989 (SQIP) FOR DEVELOPMENT PROPOSED IN TARGETED SCENIC RESTORATION AREAS.	N	This new policy acts to support regulation that require implementation of recommendations outlined in the Scenic Quality Improvement Program.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR2 IMPROVE THE ACCESSIBILITY OF LAKE TAHOE FOR PUBLIC VIEWING.	SR-3: PUBLICLY ACCESSIBLE SCENIC VIEWS ACCESSIBILITY OF LAKE TAHOE FOR PUBLIC VIEWING IS IMPROVED.	A	This amended goal is reworded for clarity	SR2.1 ENHANCE THE OPPORTUNITIES TO VIEW LAKE TAHOE BY DESIGNING VIEW CORRIDORS FROM HIGHWAYS.	SR-3.1 HIGHWAY VIEW CORRIDORS ENHANCE THE OPPORTUNITIES TO VIEW LAKE TAHOE BY DESIGNING VIEW CORRIDORS FROM HIGHWAYS.	A	This amended policy is reworded for clarity.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR2	SR-3	A	This amended goal is reworded for clarity	SR2.2 SCENIC VIEWPOINTS FROM ROADWAYS SHOULD BE IDENTIFIED AND PULL-OFF FACILITIES PROVIDED ON PUBLIC PROPERTY, WHEREVER DESIRABLE.	SR-3.2 SCENIC PULL-OFFS PROVIDE PULL-OFFS FACILITIES ON PUBLIC PROPERTY AT SCENIC VIEWPOINTS FROM HIGHWAYS AND ROADWAYS.	A	This amended policy is reworded for clarity.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR-2	SR-3	A	This amended goal is reworded for clarity	SR2.3 SIGNS SHOULD BE PLACED ALONG THE ROADWAYS, AS APPROPRIATE, TO IDENTIFY PHOTO SITES AND SCENIC TURNOUTS.	SR-3.3 SCENIC PULL-OFF SIGNAGE IDENTIFY PHOTO SITES AND SCENIC TURNOUTS WITH SIGNS ALONG THE HIGHWAYS AND ROADWAYS, AS APPROPRIATE.	A	This amended policy is reworded for clarity.	Existing implementation measures

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1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR-2	SR-3	A	This amended goal is reworded for clarity	SR2.4 TIME LIMITS FOR PARKING AT ROADSIDE TURNOUTS SHOULD BE ESTABLISHED.	SR-3.4 SCENIC PULL-OFF TIME LIMITS USE TIME LIMITS FOR PARKING AT HIGHWAY AND ROADWAY TURNOUTS.	A	This amended policy is reworded for clarity.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR-2	SR-3	A	This amended goal is reworded for clarity	NONE	SR-3.5 PRESERVE LAKE AND RIDGELINE VIEWS PRESERVE LAKE AND RIDGELINE VIEWS FROM MAJOR TRANSPORTATION CORRIDORS, PUBLIC GATHERING SPACES, PUBLIC RECREATION AREAS, AND THE SHORLIEN OF LAKE TAHOE.	N	This new policy acts to support regulation that protect ridgeline views from key public viewing locations.	SR.IMP-1 Amend Chapter 30, Design Standards for site design to protect ridgeline views, view of natural features, and lake views from scenic highway corridors, public gathering areas, and the shoreline of Lake Tahoe.
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR-2	SR-3	A		NONE	SR-3.6: SCENIC CORRIDOR PARKING: PARKING ALONG SCENIC CORRIDORS SHOULD BE MANAGED TO PROTECT SCENIC VIEWS AND ROADSIDE VEGETATION. EFFORTS TO PROVIDE AND CONSOLIDATE PARKING ALONG SCENIC CORRIDORS SHOULD BE ENCOURAGED.	N	This new policy acts to support the consolidation of parking along scenic highway corridors and federal designated scenic corridors to protect the public's view of the lake and the natural resources of the basin.	SR.IMP-2 Amend Chapter 30, Design Standards to require the consolidation and co-location of parking lots visible from the scenic highway corridors.
<b>Alternative 2 -- OPEN SPACE</b>										

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1.10.6 Open Space/M. Shaw	NONE	OS1 MANAGE AREAS OF OPEN SPACE TO PROMOTE CONSERVATION OF VEGETATION AND PROTECTION OF WATERSHEDS.	OS-1 MANAGED OPEN SPACE PROMOTES CONSERVATION OF VEGETATION, PROTECTION OF WATERSHEDS AND CONNECTIVITY OF WILDLIFE HABITAT	A	Existing goal expanded to include provision for wildlife connections.	OS1.1 MANAGEMENT PRACTICES IN OPEN SPACE THAT PROVIDE FOR THE LONG TERM HEALTH AND PROTECTION OF THE RESOURCE(S) SHALL BE PERMITTED WHEN CONSISTENT WITH THE OTHER GOALS AND POLICIES OF THIS PLAN.	OS-1.1 PROTECT RESOURCE VALUES: WHEN CONSISTENT WITH THE OTHER GOALS AND POLICIES OF THIS PLAN, PERMIT MANAGEMENT PRACTICES IN OPEN SPACE THAT PROTECT NATURAL RESOURCE VALUES.	A	Policy amended for clarity.	Existing measures
1.10.6 Open Space/M. Shaw	NONE	OS1	OS-1	A	Existing goal expanded to include provision for wildlife connections.	OS1.2 THE BENEFICIAL USES OF OPEN SPACE SHALL BE PROTECTED BY REGULATING USES AND RESTRICTING ACCESS AS NECESSARY TO MAINTAIN SOIL PRODUCTIVITY AND ACCEPTABLE VEGETATIVE COVER.	OS-1.2 PROTECT BENEFICIAL USES: PROTECT THE BENEFICIAL USES OF OPEN SPACE BY REGULATING USES AND RESTRICTING ACCESS AS NECESSARY TO MAINTAIN SOIL QUALITY TO SUSTAIN ACCEPTABLE VEGETATIVE COVER AND WILDLIFE HABITAT .	A	Policy amended utilizing soil quality vs. productivity. Quality is "capacity of a soil to function within ecosystem boundaries to sustain biological productivity, maintain environmental quality, and promote plant and animal health".	Existing measures
1.10.6 Open Space/M. Shaw	NONE	NONE	OS-2 MANAGE PUBLICLY OWNED "URBAN INTERMIX" PARCELS TO PROTECT NATURAL VALUES AND NEIGHBORHOOD	N	New goal from TWG to address changes to the nature of public land acquisition, and need for neighborhood open space.	NONE	OS-2.1 Reduce Wildfire Potential: Reduce the potential for catastrophic wildfire and insect/ disease damage with hazard tree removal, fuels reduction and defensible space improvements on urban intermix parcels	N	New policy to provide cross-over to hazards/vegetation to emphasize urban wildfire mitigation.	Existing measures

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			OPEN SPACE .							
1.10.6 Open Space/M. Shaw	NONE	NONE	OS-2	N	New goal from TWG to address changes to the nature of public land acquisition, and need for neighborhood open space.	NONE	OS-2.2 Support the purchase of urban intermix parcels for open space purposes, utilizing existing and new funding sources	N	New policy to provide	Existing measures
<b>Alternative 2 -- STREAM ENVIRONMENT ZONE</b>										

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.7 SEZ/S. Frazier	<p><b>S/SEZ.DC-4 SEZ Physical and Chemical Function:</b> SEZ physical and chemical processes function properly within the constraints and dynamics of the watershed, including, but not limited to, natural hydrologic processes, water quality, and stormwater treatment capacity</p> <p><b>S/SEZ.DC-5 SEZ Biological Function:</b> SEZ biological processes function properly within the</p>	<p><b>SEZ1</b> PROVIDE FOR THE LONG TERM PRESERVATION AND RESTORATION OF STREAM ENVIRONMENT ZONES.</p>	<p><b>SEZ-1 SEZ ENHANCEMENT, RESTORATION, PRESERVATION, AND MANAGEMENT:</b> ENHANCE, RESTORE, PRESERVE, AND MANAGE SEZS SO THAT PHYSICAL, CHEMICAL, AND BIOLOGICAL PROCESSES FUNCTION PROPERLY WITHIN THE CONSTRAINTS AND DYNAMICS OF INDIVIDUAL WATERSHEDS, AND SEZ VEGETATION, TERRESTRIAL WILDLIFE, AND AQUATIC COMMUNITIES ARE HEALTHY AND SUSTAINABLE.</p>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	<p><b>SEZ-1.1 IMPLEMENT COMPREHENSIVE SEZ PROGRAM:</b> DEVELOP AND IMPLEMENT A COMPREHENSIVE SEZ PROGRAM THAT IS COMPRISED OF THE FOLLOWING FOUR CORE ELEMENTS: (I) A COMPREHENSIVE REGULATORY STRATEGY AND IMPLEMENTATION PLAN, (II) A COMPREHENSIVE PROTECTION AND RESTORATION PLAN, AND (III) A COMPREHENSIVE MONITORING AND ASSESSMENT PLAN, AND (IV) WATER QUALITY STANDARDS FOR SEZS.</p>	N	<p>This change reflects the need to develop and implement a comprehensive SEZ program that is built around the four core program elements that the U.S. Environmental Protection Agency has identified as being essential for effective wetland programs.</p>	<p><b>SEZ.IMP-1:</b> Revise and update the regulatory SEZ definition, identification criteria, and delineation standards to allow for more accurate and repeatable SEZ identification and delineation.</p> <p><b>SEZ.IMP-2:</b> Develop and adopt a standardized SEZ classification system to facilitate consistent classification and more effective SEZ tracking, monitoring, assessment, mitigation, and restoration and land use planning.</p> <p><b>SEZ.IMP-3:</b> Update the regional SEZ map using improved remote-sensing data sets to facilitate and improve SEZ tracking, monitoring, assessment, environmental review, mitigation, and restoration and land use planning.</p> <p><b>SEZ.IMP-4:</b> Develop and adopt standardized methodologies for assessing SEZ conditions at the regional and project scale to facilitate more effective and consistent SEZ</p>

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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	constraints of the watershed. Vegetation, terrestrial wildlife, and aquatic communities area healthy and sustainable.									monitoring and assessment and more informed and effective restoration, mitigation, and land use planning.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1 <b>SEZ RESTORATION:</b> RESTORE ALL DISTURBED STREAM ENVIRONMENT ZONE LANDS IN UNDEVELOPED, UNSUBDIVIDED LANDS, AND RESTORE 25 PERCENT OF THE SEZ LANDS THAT HAVE BEEN DISTURBED, DEVELOPED, OR SUBDIVIDED.	<b>SEZ-1.2 SEZ RESTORATION AND ENHANCEMENT:</b> RESTORE AND ENHANCE THE HISTORIC EXTENT AND NATURAL CONDITION AND FUNCTIONS OF ALL CONVERTED AND DEGRADED SEZ LANDS IN RECREATION AND CONSERVATION AREAS, AND RESTORE AND ENHANCE THE HISTORIC EXTENT AND NATURAL CONDITION AND FUNCTIONS OF 25 PERCENT OF ALL CONVERTED AND DISTURBED SEZ LANDS LOCATED WITHIN THE URBAN BOUNDARY.	A	The revisions clarify intent of the original policy statement and distinguish between SEZ “restoration” and “enhancement”. Current usage and definition for “SEZ restoration” covers both enhancement and true restoration.	<b>SEZ.IMP-5:</b> Revise the definition of “SEZ restoration” and adopt new definitions for “SEZ enhancement” and “SEZ creation” to distinguish between these three different types of activities and allow for more appropriate and effective SEZ mitigation and environmental improvement projects.
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	<b>SEZ-1.3. FLOODPLAIN IMPROVEMENTS.</b> WHERE FEASIBLE, ENCOURAGE THE REMOVAL OR RETROFITTING OF EXISTING FLOODPLAIN IMPEDIMENTS TO HELP REESTABLISH NATURAL FLOODPLAIN CONDITIONS AND ALLOW FOR THE EVOLUTION OF NATURAL FLUVIAL PROCESSES SUCH AS STREAM MIGRATION.	N	Many SEZ restoration/enhancement projects are currently designed to accommodate existing floodplain impediments; This new policy would provide basis for TRPA to request project applicants to at least consider the removal or retrofitting of floodplain impediments to allow for more natural floodplain function as part of the alternative analysis process.	NONE

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.2 SEZ LANDS SHALL BE PROTECTED AND MANAGED FOR THEIR NATURAL VALUES.	SEZ-1.4 SEZ PRESERVATION AND MANAGEMENT. PRESERVE THE EXTENT AND PHYSICAL, CHEMICAL, AND BIOLOGICAL INTEGRITY OF SEZ LANDS, AND MANAGE THEM TO MAINTAIN, RESTORE, AND ENHANCE THEIR NATURAL AND BENEFICIAL FUNCTIONS AND VALUES.	A	Existing policy language is vague. This policy amendment clarifies intent of policy and allows SEZ lands to be managed for “beneficial” functions values in addition to their “natural” functions and values. An example of a “beneficial” but not “natural” function would be stormwater treatment, which is something that TRPA currently allows for.	NONE
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.3 GROUNDWATER DEVELOPMENT IN SEZ LANDS SHALL BE DISCOURAGED WHEN SUCH DEVELOPMENT COULD POSSIBLY IMPACT ASSOCIATED PLANT COMMUNITIES OR INSTREAM FLOWS.	SEZ-1.5 SURFACE AND GROUND WATER ALTERATION. PROHIBIT ACTIVITIES AND LAND USES THAT ALTER HYDROLOGIC CONDITIONS OR PROCESSES IN A MANNER THAT COULD HAVE SUBSTANTIAL ADVERSE EFFECTS ON THE EXTENT, CONDITION, OR FUNCTIONS OF SEZ LANDS.	A	Alteration of ground and surface water can substantially affect SEZs; current policy discourages such activities; this policy amendment prohibits them, and expands the scope of policy from “impacts on plant communities and instream flows” to “substantial adverse effects on the extent, physical, chemical, or biological integrity, natural or beneficial functions and values”. Policy revision necessary to expand scope of SEZ protection and to allow for projects that have only minor effects on	NONE

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
									groundwater conditions.	
1.10.7 SEZ/S. Frazier	<b>SEZ.DC-4 &amp; SEZ.DC-5</b>	<b>SEZ1</b>	<b>SEZ-1</b>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	<b>SEZ1.4</b> GOLF COURSES IN STREAM ENVIRONMENT ZONES SHALL BE ENCOURAGED TO RETROFIT COURSE DESIGN IN COMBINATION WITH FERTILIZER APPLICATION STANDARDS (SEE WATER QUALITY SUBELEMENT, GOAL #1, POLICY 5) TO PREVENT RELEASE OF NUTRIENTS TO ADJOINING GROUND AND SURFACE WATERS.	<b>SEZ-1.6 GOLF COURSE RETROFITS:</b> ENCOURAGE GOLF COURSES LOCATED IN OR ADJACENT TO SEZs TO RETROFIT COURSE DESIGNS IN CONJUNCTION WITH IMPLEMENTATION OF FERTILIZER APPLICATION COMPLIANCE MEASURES (SEE WATER QUALITY SUBELEMENT, GOAL #1, POLICY 6) TO PREVENT THE RELEASE OF NUTRIENTS TO ADJOINING GROUND AND SURFACE WATERS.	A	This policy amendment is entirely editorial, and is intended to clarify language and intent	NONE

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1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.7 PERMISSIBLE USES IN SEZs: PROHIBIT NEW LAND COVERAGE AND OTHER FORMS OF PERMANENT LAND DISTURBANCE AND VEGETATION REMOVAL IN SEZs, EXCEPT WHEN THE PROPOSED LAND COVERAGE, LAND DISTURBANCE, OR VEGETATION REMOVAL WOULD RESULT FROM THE IMPLEMENTATION OF PUBLIC OUTDOOR RECREATION PROJECTS, PUBLIC SERVICE PROJECTS, WATER QUALITY CONTROL PROJECTS, SITE ACCESS PROJECTS, AND RESOURCE MANAGEMENT PROJECTS THAT MEET THE PERMISSIBLE USE REQUIREMENTS DESCRIBED IN THE CODE OF ORDINANCES.	A	This policy amendment shortens existing policy statement and moves detailed, code-like language to the Code of Ordinances.	NONE

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.8 <b>PERMISSIBLE USES IN MAN-MODIFIED SEZs:</b> PROHIBIT NEW LAND COVERAGE AND OTHER FORMS OF PERMANENT LAND DISTURBANCE IN MAN-MODIFIED SEZs, EXCEPT WHEN THE NEW LAND COVERAGE OR LAND DISTURBANCE WOULD RESULT FROM THE IMPLEMENTATION OF PROJECTS THAT MEET THE PERMISSIBLE USE REQUIREMENTS DESCRIBED IN THE CODE OF ORDINANCES.	A	This policy amendment shortens the existing policy statement for man-modified SEZs and shifts the detailed conditional use language to the Code of Ordinances.	NONE
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.9 <b>PROJECT ALTERNATIVE ANALYSIS AND DESIGN REQUIREMENTS:</b> IMPLEMENT PROJECT ALTERNATIVE ANALYSIS REQUIREMENTS AND REQUIRE THE USE OF BEST AVAILABLE CONSERVATION, DESIGN, AND CONSTRUCTION MEASURES TO AVOID AND MINIMIZE THE CONVERSION AND DEGRADATION OF SEZ LANDS RESULTING FROM PROJECT CONSTRUCTION AND OPERATION.	A	This policy amendment places greater emphasis on the avoidance and minimization of SEZ impacts through detailed alternative analysis and the implementation of best available design, construction, and conservation measures, and shifts detailed, code-like language to the Code of Ordinances.	SEZ.IMP-6: Develop and adopt a more stringent permitting and environmental review process for projects involving SEZ encroachment. This process would place a greater burden on project applicants to demonstrate that proposed actions avoid and minimize SEZ impacts to the maximum extent practicable, and that proposed compensatory mitigation is appropriate and commensurate with the nature of the impacts to SEZ lands.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	<p><b>SEZ1.5</b> NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:</p>	<p><b>SEZ-1.10 COMPENSATORY MITIGATION:</b> IMPLEMENT COMPENSATORY MITIGATION REQUIREMENTS TO OFFSET UNAVOIDABLE, PROJECT-RELATED IMPACTS ON SEZ LANDS AND ENSURE NO NET LOSS OF SEZ AREA AND FUNCTION.</p>		This policy amendment establish a "no net loss" compensatory mitigation requirement that is separate from 1b mitigation/restoration requirements implemented under the Land Capability Program, and allows detailed, code-like language to be moved to the Code of Ordinances.	<p><b>SEZ.IMP-7:</b> Adopt a new, minimum compensatory SEZ mitigation-to-impact ratio of 2:1 for all permanent disturbances to SEZ lands. The mitigation-to-impact ratio could increase to a maximum of 4:1 depending on the type and quality of SEZ affected, the extent and duration of proposed impacts, the type and location of proposed compensatory mitigation (e.g., in-kind vs. out-of-kind mitigation), and the likelihood that the proposed compensatory mitigation would be successful.</p> <p><b>SEZ.IMP-8:</b> Adopt a new compensatory mitigation-to-impact ratio of 1:1 for all temporary disturbances to SEZ lands.</p> <p><b>SEZ IMP-9:</b> Implement a program that allows project applicants, under certain circumstances, to pay a fee in lieu of implementing on-site or off-site SEZ mitigation or purchasing mitigation</p>

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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										credits from a land bank. <b>SEZ.IMP-10:</b> Develop and adopt new minimum performance standards for SEZ mitigation, restoration, enhancement, and creation projects.
1.10.7 SEZ/S. Frazier	<b>SEZ.DC-4 &amp; SEZ.DC-5</b>	<b>SEZ1</b>	<b>SEZ-1</b>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	<b>SEZ-1.11 FACILITY RELOCATION AND DECOMMISSIONING.:</b> WORK WITH LOCAL, STATE, AND FEDERAL AGENCIES TO DEVELOP PROGRAMS AND INCENTIVES THAT ENCOURAGE PUBLIC AND PRIVATE ENTITIES TO DECOMMISSION OR RELOCATE FACILITIES FROM SEZ LANDS.	N	This new policy would provide the basis for TRPA to develop programs and incentives that encourage the relocation or decommissioning of existing facilities (e.g., Meeks) that inhibit SEZ function, cause degradation of adjacent SEZ lands, and limit effectiveness of SEZ restoration projects.	See Land Use Subelement

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1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.6 REPLACEMENT OF EXISTING COVERAGE IN STREAM ENVIRONMENT ZONES MAY BE PERMITTED WHERE THE PROJECT WILL REDUCE IMPACTS ON STREAM ENVIRONMENT ZONES AND WILL NOT IMPEDE RESTORATION EFFORTS.	SEZ-1.12 COVERAGE RELOCATION AND REPLACEMENT IN SEZs: ALLOW RELOCATION OF EXISTING LAND COVERAGE WITHIN SEZ LANDS ONLY WHEN THE PROPOSED RELOCATION WOULD HAVE A NEUTRAL OR BENEFICIAL EFFECT ON THE CONDITION AND FUNCTION OF AFFECTED SEZ LANDS AND WOULD NOT INTERFERE WITH PLANNED OR REASONABLY FORESEEABLE SEZ ENHANCEMENT, RESTORATION, OR CREATION PROJECTS.	A	The current policy statement requires net benefit to SEZ for approval of coverage replacement projects in SEZs, but there is no corresponding language in the Code. The opposite is true for coverage relocation projects in SEZs. This policy amendment removes the "replacement" policy and replaces it with a "relocation" policy, and allows the agency to permit relocation projects that would have no discernable effects on SEZ area or function.	
<b>Alternative 2 -- CULTURAL RESOURCES</b>										
1.10.8 Cultural/M. Shaw	NONE	CL1 IDENTIFY AND PRESERVE SITES OF HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE WITHIN THE REGION	CL-1 DISTRICTS, AND SITES, STRUCTURES AND RESOURCES OF HISTORICAL, CULTURAL, PALEONTOLOGICAL AND ARCHITECTURAL SIGNIFICANCE,	A	Existing goal updated	NONE	CL-1.1 REGISTERED HISTORIC DISTRICTS: IDENTIFY AND PROTECT THE CHARACTER OF HISTORIC DISTRICTS DESIGNATED AS SIGNIFICANT ON HISTORIC REGISTERS.	N	New policy adapted out of TWG-recommended policy	CUL.IMP-1: Evaluate and add to the TRPA Historic and Cultural Resources Map additional structures and sites that have been identified as historically significant and/or eligible for listing

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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			WITHIN THE REGION HAVE BEEN IDENTIFIED AND PROTECTED							on state and national historic registers.
1.10.8 Cultural/M. Shaw	NONE	CL1	CL-1	A	Existing goal updated	CL1.1: HISTORICAL OR CULTURALLY SIGNIFICANT LANDMARKS IN THE BASIN SHALL BE IDENTIFIED AND PROTECTED FROM INDISCRIMINATE DAMAGE OR ALTERATION	CL-1.2 NEGLECT, DAMAGE, ADVERSE ALTERATION: IDENTIFY AND PROTECT CULTURALLY OR HISTORICALLY SIGNIFICANT SITES, INCLUDING THOSE THAT REPRESENT HISTORIC ERAS OR COMMUNITY CHARACTER, RESOURCES AND LANDMARKS IN THE REGION FROM NEGLECT, DAMAGE OR ADVERSE ALTERATION	A	Existing policy with edits to include historical character	<p>CUL.IMP-1</p> <p>CUL.IMP-2: Develop criteria (in collaboration with the States’ Historic Preservation Officers) for identifying and determining the potential historic significance and/or contribution of buildings that represent community character and are referred to architecturally as the “recent past” – the ones that are now or soon will be 50 years old or older. Consider the use of archeological sensitivity maps to assist in</p>

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										development of construction and mitigation protocols.
1.10.8 Cultural/M. Shaw	NONE	CL1	CL-1	A	Existing goal updated	NONE	CL-1.3 MAINTENANCE, REHABILITATION AND REUSE: WHERE FEASIBLE, MAINTAIN, REHABILITATE AND ADAPTIVELY REUSE, OR RESTORE HISTORICALLY SIGNIFICANT SITES AND RESOURCES.	N	New policy adapted out of TWG-recommended policy	Existing Measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.8 Cultural/M. Shaw	NONE	CL1	CL-1	A	Existing goal updated	NONE	CL-1.4 SIGNIFICANT UNDERWATER RESOURCES: PROTECT HISTORICALLY SIGNIFICANT UNDERWATER RESOURCES AS IMPORTANT ELEMENTS OF THE REGION'S HISTORY.	N	New policy adapted out of TWG-recommended policy	Existing Measures
1.10.8 Cultural/M. Shaw	NONE	CL1	CL-1	A	Existing goal updated	NONE	CL-1.5 Criteria and Standards: Consistently apply criteria, standards and procedures to designated and potential historic properties, districts, cultural sites and resources.	N	New policy adapted out of TWG-recommended "desired condition" that was not recommended as a final DC.	CUL.IMP-1 CUL.IMP-2

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1.10.8 Cultural/M. Shaw	NONE	NONE	CL-2 SIGNIFICANT HISTORIC, CULTURAL, PALEONTOLOGICAL AND ARCHITECTURALLY SIGNIFICANT RESOURCES ARE PROTECTED, MAINTAINED, REHABILITATED OR RESTORED THROUGH PRIVATE ENDEAVORS, PUBLIC ACQUISITION, PUBLIC/PRIVATE ADAPTIVE REUSE, AND PROTECTION THROUGH STATE HISTORIC PRESERVATION OFFICE INCENTIVES.	N	The TWG suggested a "desired condition" for cultural with the wording: Historically and Culturally significant structures and sites are protected and maintained, or rehabilitated and restored. (Desired conditions for Cultural were not reported in the "2007 Status Report of Phase I recommendations".) Goal reworded to capture broader range of resources.	CL2.1 SITES AND STRUCTURES DESIGNATED AS HISTORICALLY, CULTURALLY, OR ARCHAEOLOGICALLY SIGNIFICANT SHALL BE GIVEN SPECIAL INCENTIVES AND EXEMPTIONS TO PROMOTE THE PRESERVATION AND RESTORATION OF SUCH STRUCTURES AND SITES	CL-2.1 HISTORIC RESOURCES PROTECTION INCENTIVES: Make sites, districts and structures designated as historically, culturally, or archaeologically significant eligible for special incentives and exemptions to promote their preservation and restoration.	A	Updated policy	Existing Measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.8 Cultural/M. Shaw	NONE	NONE	CL-2	N	The TWG suggested a "desired condition" for cultural with the wording: Historically and Culturally significant structures and sites are protected and maintained, or rehabilitated and restored. (Desired conditons for Cultural were not reported in the "2007 Status Report of Phase I recommendatio ns".) Goal reworded to caputure broader range of resources.	NONE	CL-2.2 HISTORIC RESOURCES ACQUISTION: ENCOURAGE PLANNING FOR AND ACQUISTION OF PUBLICLY ACCESSIBLE CULTURAL AND HISTORIC RESOURCE PROPERTIES ASSOCIATED WITH HISTORICAL AND CULTURAL FEATURES AND VALUES.	N	New policy suggested by CA SHPO	Existing Measures

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1.10.8 Cultural/M. Shaw	NONE	NONE	CL-3 RECOGNIZED NATIVE AMERICAN TRIBES OF THE REGION REESTABLISH THEIR TRADITIONAL TIES TO LAKE TAHOE	N	New goal recommended by TWG, re-worded for clarity.	NONE	CL-3.1 TRIBAL RIGHTS AND CONCERNS: COOPERATE AND COORDINATE WITH THE WASHOE TRIBE OF NEVADA AND CALIFORNIA TO CONSIDER TRIBAL RIGHTS AND CONCERNS IN ASSESSING THE IMPACT OF PLANS, PROJECTS, PROGRAMS AND ACTIVITIES ON TRIBAL TRUST RESOURCES AND CULTURAL OR SACRED SITES.	N	TWG-goals to account for (1) new trust resources in the Basin and to recognize the historical and current role of the Washoe Tribal Government and (2) the importance of the Region's cultural heritage.	CUL.IMP-3: Coordinate and consult with the Washoe Tribe during projects' environmental review process to identify culturally significant sites and resources on tribal trust resources or sites.
1.10.8 Cultural/M. Shaw	NONE	NONE	CL-4 EDUCATE THE PUBLIC ON THE VALUE OF THE TAHOE REGION'S CULTURALLY RICH HISTORY	N	New goal recommended by TWG, re-worded for clarity.	NONE	CL-4.1 HISTORIC INTERPRETATION: INTERPRET AND PROVIDE INTERPRETIVE SIGNAGE TO TELL THE STORY OF LAKE TAHOE'S HISTORY	N	TWG-goals to account for (1) new trust resources in the Basin and to recognize the historical and current role of the Washoe Tribal Government and (2) the importance of the Region's cultural heritage.	Existing Measures
<b>Alternative 2 -- ENERGY AND CLIMATE CHANGE</b>										

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1.10.9 Energy & Climate Change/TRPA Staff	NONE	EC1 PROMOTE ENERGY CONSERVATION PROGRAMS AND DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES TO LESSEN DEPENDENCE ON SCARCE AND HIGH-COST ENERGY SUPPLIES	EC-1 PROMOTE ENERGY CONSERVATION PROGRAMS AND THE USE OF ALTERNATIVE ENERGY SOURCES FOR BASIN DEVELOPMENT	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale alternative forms of energy such as solar panels, small scale wind, ect.	EC1.1 ALL NEW DEVELOPMENT SHALL COMPLY WITH STATE AND FEDERAL ENERGY EFFICIENCY STANDARDS	SAME	U	Incorporation of energy efficiency standards in building design is a conservation strategy for reducing energy consumption and costs. Innovative techniques of reducing home and business energy needs should be encouraged	EC_IMP1: Enforce through application of California building code by local jurisdictions on the California side of the Basin
1.10.9 Energy & Climate Change/TRPA Staff	NONE	EC1	EC-1	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale alternative forms of energy such as solar panels, small scale wind, ect.	EC1.2 A COORDINATED PROGRAM TO ENCOURAGE RECYCLING OF WASTE PRODUCTS SHOULD BE DEVELOPED	SAME	U	Reusable waste products such as newspaper and aluminum cans should be targeted for recycling by providing a coordinated program of collections	N/A
1.10.9 Energy & Climate Change/TRPA Staff	NONE	EC1	EC-1	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale alternative	EC1.3 DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES SHOULD BE ENCOURAGED WHEN SUCH DEVELOPMENT IS BOTH TECHNOLOGICALLY AND ENVIRONMENTALLY FEASIBLE.	EC-1.3 THE USE OF ALTERNATIVE ENERGY SOURCES SHOULD BE ENCOURAGED WHEN SUCH DEVELOPMENT IS BOTH TECHNOLOGICALLY AND ENVIRONMENTALLY FEASIBLE.	A	Simliar to the goal rational, development of alternative forms of energy may be limited and in direct conflict with other threshold areas. Rather TRPA should encourage the use of alternative energy such as solar, wind and small scale	EC_IMP2: When found to be compliant with other threshold areas such as scenic, make design allowances for alternative energy sources, such as height allowances for solar panels

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					forms of energy such as solar panels, small scale wind, ect.				biomass.	
1.10.9 Energy & Climate Change/TRPA Staff	NONE	EC1	EC-1	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale alternative forms of energy such as solar panels, small scale wind, ect.	EC1.4 ENVIRONMENTAL IMPACTS TO THE FISHERY, INSTREAM FLOWS, AND SCENIC QUALITY OF ALL PROPOSED HYDROELECTRIC PROJECT SITES SHALL BE CONSIDERED TOGETHER WITH OTHER ENVIRONMENTAL CONSIDERATIONS	SAME	D	Dams and other water diversion facilities possibly pose the greatest single impact to the stream fishery. Project proposals must consider the impact on the resident and migratory fishery and adequately mitigate all significant adverse impacts	N/A
1.10.9 Energy & Climate Change/TRPA Staff	NONE	EC1	EC-1	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale alternative forms of energy such as solar panels, small scale wind, ect.	EC1.5 INCORPORATE POLICIES 4 AND 5 OF GOAL #11, POLICIES 2,3,4,7, AND 8 OF GOAL #2, AND POLICIES 1,5,7,8, AND 9 OF GOAL #4 OF THE AIR QUALITY SUBELEMENT AS ENERGY SAVING MEASURES	SAME	D	This is the worst policy I've ever seen. The fact that these policies exist within the Air Quality section means that they are in support of and compliment the energy section.	N/A

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-2 REDUCE THE CONTRIBUTION OF GLOBAL GREENHOUSE GASSES FROM TAHOE REGION SOURCES	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2. FOLLOWING ADOPTION OF THE REGIONAL PLAN UPDATE, DEVELOP, AND IMPLEMENT A CLIMATE ACTION PLAN. THE PLAN SHOULD BE DEVELOPED AND MAINTAINED IN COLLABORATION WITH PARTNER AGENCIES AND LOCAL JURISDICTIONS. THE PLAN WILL ADDRESS BOTH EMISSIONS REDUCTIONS AND ADAPTATION TO CLIMATE CHANGE EFFECTS, AND WILL INCLUDE AT LEAST THE FOLLOWING ELEMENTS: 1. An emissions inventory identifying greenhouse gas emissions from both direct and indirect anthropogenic sources in the Region 2. A quantified emissions reduction target for greenhouse gas emissions in the Region that take into account climate change legislation in the states of California and Nevada, as well as at the federal level; 3. Recommendations for new goals, policies, and implementation measures to meet the emissions reduction target, as necessary. 4. Recommendations for further research to fill information gaps regarding climate change impacts specific to the Tahoe Region; 5. Recommendations for updating design guidelines relating to building elements	N	State of California is still developing its requirements and program elements for addressing climate change. The decision to address climate change occurred later in the Regional Plan update process. Therefore further development is needed to create a full program for addressing climate change	EC_IMP3: Dedicate/seek funding to develop climate change program. Assign staff member to develop program elements including inventory, strategies and policies

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							and development techniques that reduce GHG emissions 6. A program to monitor, evaluate and report progress towards the emissions reduction target and adaptation goals, and an adaptive management program to develop new strategies for emissions reduction and adaptation.			

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1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2.2 NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS SHALL MINIMIZE GREENHOUSE GAS EMISSIONS FROM PROJECT DESIGN. SEE LAND-USE ELEMENT	N	Stakeholder and staff desire to have green building codes included in plan update	EC_IMP4: See policy EC-1.4
1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2.3 INCLUDE GHG EMISSIONS ANALYSIS IN TRPA ENVIRONMENTAL DOCUMENTS	N	As part of over-all goals and objectives, new construction should minimize GHG emissions	EC_IMP5: Require environmental documentation consultants to include GHG emissions analysis as part of over-all project EIS.

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1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2.4 AS PART OF THE CLIMATE ACTION PLAN, DEVELOP AND MAINTAIN GREEN BUILDING RECOMMENDATIONS TO BE INCLUDED IN THE DESIGN GUIDELINES.	N	The recommendation and management decision was to incorporate green building codes through the update of the design guidelines.	EC_IMP6: Update Design Guidelines to incorporate green building elements based on LEED certification criteria
1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2.5 AS PART OF THE CLIMATE ACTION PLAN, DEVELOP AND IMPLEMENT A PUBLIC EDUCATION AND OUTREACH PROGRAM TO INFORM THE PUBLIC (BOTH RESIDENTS AND VISITORS) ABOUT EFFORTS IN THE TAHOE REGION TO REDUCE REGIONAL CONTRIBUTIONS TO GREENHOUSE GASSES, INCLUDING MEASURES THAT INDIVIDUAL AND BUSINESSES CAN TAKE TO REDUCE CONTRIBUTIONS. THE EDUCATION AND OUTREACH PROGRAM WILL ENCOURAGE RESIDENTS AND VISITORS TO REDUCE GREENHOUSE GAS EMISSION.	N	Most climate action plans have an outreach component. This is a generalized version of a policy that Audrey McComb had originally proposed.	EC_IMP7: Develop climate action plan outreach effort. Collaborate and incorporate efforts currently being developed by Climate Action initiative and TMPO

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1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2.6 COORDINATE WITH STATE AND FEDERAL AGENCIES TO DEVELOP CARBON SEQUESTRATION AND OTHER GHG EMISSION OFF-SET PROGRAMS	N	Forest-Carbon offsets is a growing area, particularly in the Sierras with the Northern Sierra Partnership (Sierra Business Council) Tahoe has an opportunity to provide carbon off-sets through its land management programs	EC_IMP8: Through Climate Change Initiative pursue the development of a carbon crediting program with USFS, CA/NV State Lands

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1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-1.7 WORK WITH REGIONAL SCHOOL DISTRICTS TO IDENTIFY FUNDING SOURCES AND OTHER INCENTIVES FOR SCHOOL DISTRICTS TO DEVELOP TRANSPORTATION PLANS THAT WILL SUBSTANTIALLY REDUCE AUTOMOBILE TRIPS TO, AND CONGESTION SURROUNDING SCHOOLS. PLANS SHOULD ADDRESS AT LEAST THE FOLLOWING ELEMENTS: 4. Necessary infrastructure improvements and potential funding sources, 5. Replacement of old diesel busses with low- or zero-emissions vehicles, and 6. Safe Routes to School programs and other formal efforts to increase walking and bicycling by students.	N		EC_IMP9: Develop program as part of Climate Action plan under the Climate Action Initiative
1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in	NONE	EC-1.8 IMPLEMENT THE EIP CLIMATE CHANGE SUBPROGRAM AND ACTION PRIORITIES.	N	Current EIP update contains a subprogram for climate change. Included policy to link EIP and RP	EC_IMP10: Implement EIP

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					terms of state requirements, or specifics as they apply to Tahoe.					
1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-1.9 Local Jurisdictions shall be encouraged to conduct their fair-share of reducing green house gas emissions	N	Similar to affordable housing, reduction of GHG emissions will require local implementation	EC_IMP13: Add GHG emissions reduction criteria to the annual performance review system for residential allocations
1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-3 ADAPT TO THE REGIONAL EFFECTS OF CLIMATE CHANGE.	N	There are usually two parts to a climate action plan, or plan that addresses climate change. The first is to reduce GHG emissions and the second is to ensure that regulations and policy recognizes	NONE	EC-3.1 DEVELOP AND SUPPORT CLIMATE CHANGE AS PART OF THE ADAPTIVE MANAGEMENT SYSTEM AND TAHOE SCIENCE CONSORTIUM RESEARCH AGENDA.	N	Over-time there is a tendency to not carry-out or support programs that are clearly stated within the Goals and Policies and Code of Ordinance. Sometimes such policies help to remind staff	EC_IMP11: Staff member responsible for climate change program should ensure that resources and support are given to the program by coordinating with other resource areas and championing the program with the

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					the changing conditions that may be caused by climate change.					scientific community
1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC-3	N	There are usually two parts to a climate action plan, or plan that addresses climate change. The first is to reduce GHG emissions and the second is to ensure that regulations and policy recognizes the changing conditions that may be caused by climate change.	NONE	EC-3.2 REVIEW THE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM, ESPECIALLY THE DESIGNATION OF SENDING AND RECEIVING AREAS, IN LIGHT OF EMERGING SCIENCE AS IT RELATES TO EXPECTED CLIMATE CHANGE EFFECTS IN THE TAHOE REGION. REVISE SENDING AND/OR RECEIVING AREAS AS APPROPRIATE	N	Land-use conditions are likely to change as a result of climate change. Areas that will most likely be effected as a result in changes to weather patterns and climate change are flooding and forest fires. As the lead agency responsible for land-use permitting, TRPA should be cognizant of changes in hazard conditions.	EC_IMP12: Create a monitoring program for land-use hazard conditions that will be updated over-time and used in the permitting process. Work with local jurisdictions to establish and manage consistent hazard related regulations related to flooding and forest fire.
<b>Alternative 2 -- RECREATION</b>										

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1.11.1 Dispersed Recreation/M. Shaw	NONE	DISP REC1 ENCOURAGE OPPORTUNITIES FOR DISPERSED RECREATION WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES	DISP REC-3 DISPERSED RECREATION ACTIVITIES SHALL BE ENCOURAGED WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES .	A	Existing goal reworded.	DISP REC1.1 LOW DENSITY RECREATIONAL EXPERIENCES SHALL BE PROVIDED ALONG UNDEVELOPED SHORELINES AND OTHER NATURAL AREAS, CONSISTENT WITH THE TOLERANCE CAPABILITIES AND CHARACTER OF SUCH AREAS	REC-3.1 PROVIDE LOW INTENSITY RECREATIONAL EXPERIENCES ALONG UNDEVELOPED SHORELINES AND OTHER NATURAL AREAS, CONSISTENT WITH THE TOLERANCE CAPABILITIES AND CHARACTER OF SUCH AREAS.	A	Existing policy reworded.	Rec.Disp.Imp-1: Allow dispersed recreation in all transect districts. The transect zoning system would describe the form of the natural and built environment for each district.
1.11.1 Dispersed Recreation/M. Shaw	NONE	DISP REC1	DISP REC-3	A	Existing goal reworded.	DISP REC1.2 AREAS SELECTED FOR NATURE STUDY AND WILDLIFE OBSERVATION SHALL BE APPROPRIATELY REGULATED TO PREVENT UNACCEPTABLE DISTURBANCE OF THE HABITAT AND WILDLIFE	REC-3.2 REGULATE AREAS SELECTED FOR NATURE STUDY AND WILDLIFE OBSERVATION TO PREVENT UNACCEPTABLE DISTURBANCE OF WILDLIFE AND ITS HABITAT. ENCOURAGE INTERPRETATION AND EDUCATIONAL INFORMATION FOR THESE AREAS TO FURTHER PROTECTION.	A	TWG re-worded original	Rec.Disp.Imp-2: Designate permissible uses in wilderness and backcountry (formerly roadless) areas within the proposed transect-based zoning system. Limited roads may be present and off-highway vehicle use will be authorized if so designated in backcountry areas. USFS boundaries and terminology for wilderness and backcountry areas will be incorporated into the Regional

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										Plan maps and documents.
1.11.1 Dispersed Recreation/M. Shaw	NONE	DISP REC1	DISP REC-3	A	Existing goal reworded.	DISP REC1.3 TRAIL SYSTEMS FOR HIKING AND HORSEBACK RIDING SHALL BE EXPANDED TO ACCOMMODATE PROJECTED DEMANDS AND PROVIDE A LINK WITH MAJOR REGIONAL OR INTERSTATE TRAILS	REC-3.3 CREATE A COMPREHENSIVE TRAIL NETWORK LINKING PUBLIC LANDS WITH APPROPRIATE SUPPORT FACILITIES BY UPGRADING EXISTING TRAILS, PROVIDING NEW AND EXPANDED LINKAGES WITH MAJOR REGIONAL OR INTERSTATE TRAILS, AND SUPPORTING PLANNING EFFORTS TO CREATE THE NETWORK.	A	Re-worded policy that combines existing policy with TWG policy.	Existing measures

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1.11.1 Dispersed Recreation/M. Shaw	NONE	DISP REC1	DISP REC-3	A	Existing goal reworded.	DISP REC1.4 EXISTING TRAILS THAT ARE EITHER UNDERUTILIZED OR LOCATED IN ENVIRONMENTALLY SENSITIVE AREAS SHALL BE RELOCATED TO ENHANCE THEIR USE AND TO PROTECT NATURAL RESOURCES	REC-3-4 MANAGE TRAIL NETWORKS TO PROVIDE A HIGH QUALITY RECREATION EXPERIENCE WHILE MINIMIZING AND MITIGATING ENVIRONMENTAL IMPACTS .	A	Original policy re-worded in part with TWG dispersed goal 1.	Rec.Disp.Imp-2  Rec.Disp.Imp-3: Include mountain biking in the Chapter 18 definition of “Riding and Hiking Trails” as a recognized use allowed only on roads and trails designated for that use
1.11.1 Dispersed Recreation/M. Shaw	NONE	DISP REC1	DISP REC-3	A	Existing goal reworded.	DISP REC1.5 OFFROAD VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE BASIN EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED	REC-3.6 OFF-HIGHWAY VEHICLES ARE PERMISSIBLE ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE ENVIRONMENTAL IMPACTS CAN BE MITIGATED.	A	Original policy was changed by TWG to include "summer"; policy re-worded for clarity.	Rec.Disp.Imp-2.  Rec.Disp.Imp-4: Change use definitions to replace “off-road vehicle course” with “off-highway use” in Chapters 2 and 18 to reflect current terminology and usage.
1.11.1 Dispersed Recreation/M. Shaw	NONE	DISP REC2 PROVIDE HIGHQUALITY RECREATIONA L OPPORTUNITIE S	DISP REC-3	A	Existing goal replaced with amended Dispersed Recreation Goal 3.	DISP REC2:1 WILDERNESS AND OTHER UNDEVELOPED AND UNROADED AREAS SHALL BE MANAGED FOR LOWDENSITY USE	REC-3.7 MANAGE WILDERNESS AND INVENTORIED, UNDEVELOPED ROADLESS AREAS FOR LOW-INTENSITY USE.	A	Original reworded.	Rec.Disp.Imp-2

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1.11.1 Dispersed Recreation/M. Shaw	NONE	DISP REC2 PROVIDE HIGHQUALITY RECREATIONAL OPPORTUNITIES	DISP REC-3	A	Existing goal replaced with amended Dispersed Recreation Goal 3.	DISP REC2:2 SEPARATE USE AREAS SHALL BE ESTABLISHED FOR THE DISPERSED WINTER ACTIVITIES OF SNOWMOBILING, CROSSCOUNTRY SKIING AND SNOWSHOEING WHEN CONFLICTS OF USE EXIST	REC-3.5 DISPERSED WINTER ACTIVITIES SUCH AS CROSS-COUNTRY SKIING AND SNOWSHOEING ARE ALLOWED THROUGHOUT THE BASIN. MOTORIZED WINTER ACTIVITIES SUCH AS SNOWMOBILING ARE PERMITTED WITHIN AREAS DESIGNATED FOR SUCH USE.	A	Policy amended to clarify intent that snowmobiling and dispersed winter activities may be in conflict and should be separated when possible.	Rec.Disp.Imp-5: Establish appropriate use areas for snowmobiling within the transect districts, and match use areas established by the US Forest Service and State Parks.
1.11.1 Dispersed Recreation/M. Shaw	NONE	DISP REC2 PROVIDE HIGHQUALITY RECREATIONAL OPPORTUNITIES	DISP REC-3	A	Existing goal replaced with amended Dispersed Recreation Goal 3.	DISP REC2.3 NEARSHORE/FORESHORE STRUCTURES SHOULD BE APPROPRIATELY LOCATED TO MINIMIZE IMPACTS TO RECREATIONAL BOATING AND TOP LINE FISHING	REC-3.8 LOCATE NEARSHORE AND FORESHORE STRUCTURES TO MINIMIZE IMPACTS TO RECREATIONAL BOATING AND TOP LINE FISHING	A	Existing policy reworded.	Existing measures
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC1 PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION	DEV REC-4 PROVIDE A FAIR SHARE OF THE TOTAL REGION'S CAPACITY FOR OUTDOOR RECREATION	U	Goal was to be replaced with "improve day use, interpretive and overnight facilities" but the existing goal retained to preserve PAOT concept. See Goal 5.	DEV REC1.1 ALL EXISTING RESERVATIONS OF SERVICES FOR OUTDOOR RECREATION SHALL CONTINUE TO BE COMMITTED FOR SUCH PURPOSES	REC-4.1 CONTINUE TO COMMIT ALL EXISTING RESERVATIONS OF SERVICES FOR RECREATION FOR SUCH PURPOSES.	A	Existing policy reworded.	Rec.Dev.Imp-1: Additional recreation uses would be permitted as specified within transect districts, Community Plans, or other specific plans. The PAOTs remaining from the 1987 Regional Plan would be allocated to new recreation

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										<p>projects</p> <p>Rec.Dev.Imp-2: Amend Code Sections Chapter 33.6.A(3) and 13.5.L to include updated PAOT numbers.</p>
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC1	DEV REC-4	U	Goal was to be replaced with "improve day use, interpretive and overnight facilities" but the existing goal retained to preserve PAOT concept. See Goal 5.	DEV REC1.2 WHEN REVIEWING PROJECTS THAT COMMIT SIGNIFICANT RESOURCES OR SERVICES TO NONOUTDOOR RECREATIONAL USES, TRPA SHALL BE REQUIRED TO MAKE WRITTEN FINDINGS THAT SUFFICIENT RESOURCE CAPACITY REMAINS TO OBTAIN THE RECREATION GOALS AND POLICIES OF THIS PLAN	REC-4.2 REQUIRE THAT TRPA MAKE WRITTEN FINDINGS THAT SUFFICIENT RESOURCE AND INFRASTRUCTURE CAPACITY REMAINS TO OBTAIN THE RECREATION GOALS AND POLICIES OF THIS PLAN WHEN REVIEWING PROJECTS THAT COMMIT SIGNIFICANT RESOURCES OR SERVICES TO NON-OUTDOOR RECREATIONAL USES.	A	Existing policy reworded.	Existing measures

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1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC1	DEV REC-4	U	Goal was to be replaced with "improve day use, interpretive and overnight facilities" but the existing goal retained to preserve PAOT concept. See Goal 5.	DEV REC1.3 PROVISIONS SHALL BE MADE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES CAPABLE OF ACCOMMODATING 6,114 PAOT IN OVERNIGHT FACILITIES AND 6,761 PAOT IN SUMMER DAY USE FACILITIES AND 12,400 PAOT IN WINTER DAYUSE FACILITIES	REC-4.3 PROVIDE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES CAPABLE OF ACCOMMODATING 5,720 PAOT IN OVERNIGHT FACILITIES AND 5,676 PAOT IN SUMMER DAY USE FACILITIES AND 7,133 PAOT IN WINTER DAY-USE FACILITIES.	A	Original updated. TWG had recommended repacing with "PROVISIONS SHALL BE MADE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES FOR OVERNIGHT SUMMER DAY USE (INCLUDING SHOREZONE), AND WINTER DAY-USE FACILITIES.	Rec.Dev.Imp-1 Rec.Dev.Imp-2
1.11.4 General Recreation/M. Shaw	R.DC-1 OPPORTUNITY There exists a spectrum of high-quality recreational opportunities which sustains Lake Tahoe's natural setting as an outstanding recreation destination.	DEV REC2 PROVIDE FOR THE APPROPRIATE TYPE, LOCATION, AND RATE OF DEVELOPMENT OF OUTDOOR RECREATIONA L USES	DEV REC-1 Provide a suitable spectrum of high-quality recreational opportunities while sustaining Lake Tahoe's natural setting as an outstanding recreation destination	N	Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC2.1 EXPANSION OF RECREATIONAL FACILITIES AND OPPORTUNITIES SHOULD BE IN RESPONSE TO DEMAND	REC-1.3 RECREATION EXPANSION : EXPANSION OF RECREATIONAL FACILITIES AND OPPORTUNITIES SHOULD BE IN RESPONSE TO REGIONAL AND COMMUNITY DEMANDS, NEEDS AND PRIORITIES. SUPPORT DEMAND PROJECTIONS AND NEEDS ASSESSMENTS TO ASSESS FACILITY CAPACITY.	A	Original updated and comments provided by recreation providers.	Existing measures

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General Recreation/Shaw	R.DC-1	DEV REC2	DEV REC-1	N	Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC2.2 BIKE TRAILS SHALL BE EXPANDED TO PROVIDE ALTERNATIVES FOR TRAVEL IN CONJUNCTION WITH TRANSPORTATION SYSTEMS	REC-1.4 CONNECTIVITY: PROVIDE CONNECTIVITY BETWEEN NEW, REDEVELOPED AND EXISTING RECREATION DESTINATIONS THROUGH ALTERNATIVE AND NON-AUTOMOTIVE MEANS, INCLUDING TRANSIT, BICYCLE TRAILS, AND PEDESTRIAN LINKAGES	A	Original updated and comments provided by recreation providers.	Rec.Gen.Imp-1: A new finding would be added to Section 33.6, Growth Management that requires new or expanded recreation facilities to demonstrate non-motorized connectivity (walkability) between nearby residential neighborhoods, commercial areas, and recreation projects
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC2	DEV REC-5 DESIGN NEW AND IMPROVE EXISTING DEVELOPED RECREATION FACILITIES TO PROVIDE RECREATION OPPORTUNITIES THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT AND SETTING.	N	New Dev. Goal 5 added to capture “improve day use, interpretive and overnight recreation facilities” goal recommended by TWG, reworded into a broader goal statement. Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and	DEV REC2.3 PUBLIC BOAT LAUNCHING FACILITIES SHALL BE EXPANDED, WHERE APPROPRIATE, AND WHEN CONSISTENT WITH ENVIRONMENTAL CONSTRAINTS	REC-5.1 PROVIDE PUBLIC BOAT LAUNCHING FACILITIES, INCLUDING AT PRIVATE MARINAS, WHERE APPROPRIATE, AND WHEN CONSISTENT WITH ENVIRONMENTAL CONSTRAINTS INCLUDING PREVENTION OF AQUATIC INVASIVE SPECIES INTRODUCTION. DEVELOP PUT-IN AND TAKE-OUT FACILITIES FOR NON-MOTORIZED CRAFT AT ENVIRONMENTALLY SUITABLE LOCATIONS ON LAKES AND	A	Re-wording of TWG re-wording of original, to emphasize protection from invasive species.	Amendments to address invasive species were adopted 9/24/08 for Code Section 79.3.B.

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					incorporated into General Recreation as Goal 1.		STREAMS.			
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC2	NONE	N/A	N/A	DEV REC2.4 PRIVATE MARINAS SHALL BE ENCOURAGED TO PROVIDE PUBLIC BOAT LAUNCHING FACILITIES	N/A	D	Deleted by TWG.	N/A

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC2	DEV REC-5	N	New Dev. Goal 5 added to capture “improve day use, interpretive and overnight recreation facilities” goal recommended by TWG, reworded into a broader goal statement. Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC2.5 NEW CAMPGROUND FACILITIES SHALL BE LOCATED IN AREAS OF SUITABLE LAND CAPABILITY AND IN PROXIMITY TO THE NECESSARY INFRASTRUCTURE	REC-5.2 LOCATE NEW OVERNIGHT RECREATION FACILITIES IN AREAS OF SUITABLE LAND CAPABILITY AND IN PROXIMITY TO THE NECESSARY INFRASTRUCTURE.	A	Re-wording by recreation group to broaden and update "overnight" term	Rec.Dev.Imp-1.  Rec.Dev.Imp-3: Update definition of “developed campground” to include yurts and cabins as permissible in those facilities
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC2	DEV REC-5	N	New Dev. Goal 5 added to capture “improve day use, interpretive and overnight recreation facilities” goal recommended by TWG, reworded into a broader goal statement. Existing Developed Rec	DEV REC2.6 EXISTING RECREATIONAL FACILITIES IN SOME SENSITIVE AREAS, EXCEPT THOSE THAT ARE SLOPE DEPENDENT SUCH AS DOWNHILL SKIING, SHALL BE ENCOURAGED, THROUGH INCENTIVES, TO RELOCATE TO HIGHER CAPABILITY	REC-5.8 USE INCENTIVES TO ENCOURAGE EXISTING RECREATIONAL FACILITIES (EXCEPT THOSE THAT ARE SLOPE DEPENDENT SUCH AS DOWNHILL SKIING) LOCATED IN SENSITIVE AREAS TO RELOCATE TO HIGHER CAPABILITY LANDS.	A	Clarifying edits.	Existing measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
					Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	LANDS				
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC2	GOAL REC-5: DESIGN NEW AND IMPROVE EXISTING DEVELOPED RECREATION FACILITIES TO PROVIDE RECREATION OPPORTUNITIES THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT AND SETTING.	N	New Dev. Goal 5 added to capture “improve day use, interpretive and overnight recreation facilities” goal recommended by TWG, reworded into a broader goal statement. Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC2.7 DEVELOPMENT OF DAYUSE FACILITIES SHALL BE ENCOURAGED IN OR NEAR ESTABLISHED URBAN AREAS, WHENEVER PRACTICAL	REC-5.3 ENCOURAGE DEVELOPMENT OF DAY-USE FACILITIES IN OR NEAR ESTABLISHED URBAN AREAS, WHENEVER PRACTICAL.	A	Policy moved and reworded	Rec.Dev.Imp-1

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC2	DEV REC-5	N	New Dev. Goal 5 added to capture “improve day use, interpretive and overnight recreation facilities” goal recommended by TWG, reworded into a broader goal statement. Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC2.8 VISITOR INFORMATION FACILITIES SHALL BE LOCATED, TO THE EXTENT FEASIBLE, NEAR ENTRY POINTS TO THE BASIN OR CLOSE TO URBAN AREAS	REC-5.4 LOCATE A SYSTEM OF COORDINATED, INTERAGENCY VISITOR INFORMATION CENTERS NEAR BASIN ENTRY POINTS OR CLOSE TO URBAN AND CONCENTRATED USE AREAS	A	Re-wording of TWG re-worded original	Existing measures
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC2	NONE	N/A	NONE	DEV REC2.9 PARKING ALONG SCENIC CORRIDORS SHALL BE RESTRICTED TO PROTECT ROADWAY VIEWS AND ROADSIDE VEGETATION.	MERGED WITH AND MOVED TO SCENIC with POLICY SC-3.6: SCENIC CORRIDOR PARKING: PARKING ALONG SCENIC CORRIDORS SHOULD BE MANAGED TO PROTECT SCENIC VIEWS AND ROADSIDE VEGETATION. EFFORTS TO PROVIDE AND CONSOLIDATE PARKING ALONG SCENIC CORRIDORS SHOULD BE ENCOURAGED.	A	Moved to Scenic.	

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC2	DEV REC-5	N	New Dev. Goal 5 added to capture “improve day use, interpretive and overnight recreation facilities” goal recommended by TWG, reworded into a broader goal statement. Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC2.10 TRANSIT OPERATIONS, INCLUDING SHUTTLETYPE BOAT SERVICE, SHOULD SERVE MAJOR RECREATION FACILITIES AND ATTRACTIONS.	REC- 5.5 PUBLIC TRANSIT OPERATIONS, INCLUDING SHUTTLE-TYPE BOAT SERVICE AND NON-MOTORIZED FACILITIES, SHOULD SERVE MAJOR RECREATION FACILITIES AND ATTRACTIONS.	A	Original revised to include a more comprehensive list of access options.	N/A

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1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC2	DEV REC-5	N	New Dev. Goal 5 added to capture “improve day use, interpretive and overnight recreation facilities” goal recommended by TWG, reworded into a broader goal statement. Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC2.11 EXPANSION OF EXISTING SKI FACILITIES MAY BE PERMITTED BASED ON A MASTER PLAN FOR THE ENTIRE SKI AREA. THE PLAN MUST DEMONSTRATE (1) CONSISTENCY WITH THE OTHER GOALS AND POLICIES OF THIS PLAN AND THE REQUIREMENTS OF THE COMPACT, (2) THAT THE EXPANSION IS CONSISTENT WITH THE AVAILABILITY OF ACCOMMODATIONS AND INFRASTRUCTURES TO SUPPORT VISITORS WHEN THEY ARE OFF THE SKI AREA, AND (3) EXPANSION OF EXISTING PARKING FACILITIES FOR DAY USE DOES NOT OCCUR	REC-5.6 REQUIRE SKI AREAS, MULTI-SEASON RESORTS AND MARINAS TO COMPLETE THE MASTER PLANNING PROCESS FOR PROPOSED EXPANSIONS. REQUIRE THE USE OF THE LATEST SCIENCE FOR MITIGATING THE ENVIRONMENTAL IMPACTS, INCLUDING ADAPTATION STRATEGIES TO ADDRESS CLIMATE CHANGE, FOR ACTIVITIES OR INSTALLATIONS ASSOCIATED WITH NEW, AMENDED, OR RENEWED PERMITS.	A	Expand policy to consider new trend in recreation resorts that operate on a multi-season basis, and to adapt to climate change by expanding recreation opportunity.	Rec.Dev.Imp-4: Amend Chapter 18 to add a new definition for "multi-season resort." This definition would include ski areas, marinas, developed day-use areas, etc.  Rec.Dev.Imp-5: Amend Chapter 16 to require Master Plans for multi-season resorts prior to any significant expansion.

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1.11.4 General Recreation/M. Shaw	R.DC-1	DEV REC3 PROTECT NATURAL RESOURCES FROM OVERUSE AND RECTIFY INCOMPATIBILITY BETWEEN USES	DEV REC-1 Provide a suitable spectrum of high-quality recreational opportunities while sustaining Lake Tahoe's natural setting as an outstanding recreation destination	N	Goal Developed Recreation 3 became General Rec Policy 1.1	DEV REC3.1 RECREATION DEVELOPMENT IN THE TAHOE BASIN SHALL BE CONSISTENT WITH THE SPECIAL RESOURCES OF THE AREA	REC-1.2 RECREATION DEVELOPMENT: REQUIRE THAT RECREATION DEVELOPMENT IN THE TAHOE REGION BE COMPATIBLE WITH OTHER RECREATION USES AND ALIGNED WITH THE SPECIAL AND NATURAL RESOURCES OF THE AREA.	A	TWG deleted. This is a re-wording of the original.	Existing measures
1.11.4 General Recreation/M. Shaw	R.DC-1	DEV REC3	DEV REC-1	N	Goal Developed Recreation 3 became General Rec Policy 1.1	DEV REC3.2 REGULATE INTENSITY, TIMING, TYPE, AND LOCATION OF USE TO PROTECT RESOURCES AND SEPARATE INCOMPATIBLE USES	REC-1.1 RECREATION USE RESOURCE USE AND RESOURCE PROTECTION: MANAGE THE RECREATION EXPERIENCE APPROPRIATE TO THE DESIRED SETTING, TO PROTECT NATURAL RESOURCES AND LIMIT IMPACTS OF OVERUSE BY REGULATE REGULATING INTENSITY, TIMING, TYPE, AND LOCATION OF USE	A	TWG replaced existing policy with "Accommodate the varied user expectations on a fixed land base" but original amended to support PAOT system. Was goal "Developed Rec 3".	Existing measures

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1.11.5 Recreation Education/M. Shaw	R.DC-3 EDUCATION: Residents and visitors are educated about the recreation opportunities, appropriate behavior and the unique natural and cultural environment of Lake Tahoe.	DEV REC4 PROVIDE FOR THE EFFICIENT USE OF OUTDOOR RECREATION RESOURCES	DEV REC-8 EDUCATE RESIDENTS AND VISITORS ABOUT THE RECREATION OPPORTUNITIES, APPROPRIATE BEHAVIOR, AND THE UNIQUE NATURAL AND CULTURAL ENVIRONMENTS OF LAKE TAHOE .	N	New Goals is DC#3. Existing Goal Developed Rec 4 was to be merged with the goal to "improve day use, interpretive and overnight facilities"; see new Goal 5.	DEV REC4.1 PROMOTE THE USE OF UNDERUTILIZED RECREATION AREAS THROUGH PROGRAMS THAT IMPROVE THE PUBLIC AWARENESS OF RECREATION OPPORTUNITIES AND THROUGH AN EXPANDED WATER AND INLAND TRANSIT SYSTEM	REC-8.4 INFORM VISITORS OF AVAILABLE RECREATION OPTIONS AND SETTINGS TO ALLEVIATE OVERCROWDING, THROUGH PROGRAMS THAT UTILIZE REAL-TIME INFORMATION AND BEST TECHNOLOGY. ENCOURAGE ACCESS THROUGH EXPANDED WATER AND PUBLIC TRANSPORTATION SYSTEMS.	A	Re-wording of TWG re-worded original; existing policy moved to new Recreation Education sub-element.	Rec.Edu.Imp-1: There are no Code amendments proposed to implement goals and policies relating to recreation education; however, TRPA will continue to coordinate with partner agencies and stakeholders to implement the Lake Tahoe Recreation Sign Guidelines and the "Wayfinding" projects currently underway at the City of South Lake Tahoe and the North Shore
1.11.2 Developed Recreation/M. Shaw	NONE	DEV REC4	DEV REC-5 DESIGN NEW AND IMPROVE EXISTING DEVELOPED RECREATION FACILITIES TO PROVIDE RECREATION OPPORTUNITIES THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT	N	New Dev. Goal 5 added to capture "improve day use, interpretive and overnight recreation facilities" goal recommended by TWG, reworded into a broader goal statement. Existing Dev. Rec 4 goal was	DEV REC4.2 SEASONAL FACILITIES SHOULD PROVIDE OPPORTUNITIES FOR ALTERNATIVE USES IN THE OFFSEASON, WHEREVER APPROPRIATE	REC-5.7 ENCOURAGE OPPORTUNITIES FOR YEAR-ROUND OR AN EXTENDED SEASON OF USE OF SEASONAL FACILITIES, WHERE APPROPRIATE. LOCATE ADDITIONAL RECREATION OPPORTUNITIES IN SUITABLE AREAS.	A	Clarifying edits; the original policy attached to Dev. Goal 4 was retained in Dev. Rec.	Rec.Dev.Imp-1 Rec.Dev.Imp-4 Rec.Dev.Imp-5

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Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
			AND SETTING.		incorporated into this goal.					
1.11.3 Urban Recreation/M. Shaw	NONE	URBAN REC 1 PROVIDE SUFFICIENT CAPACITY FOR LOCAL ORIENTED FORMS OF OUTDOOR AND INDOOR RECREATION IN URBAN AREAS	URBAN REC-6 PROVIDE SUFFICIENT CAPACITY FOR LOCAL PARKS AND RECREATION FACILITIES AND OPEN SPACE IN URBAN AREAS	A	Clarified.	URBAN REC1.1 RESERVE SUFFICIENT PUBLIC SERVICE AND FACILITY CAPACITY TO ACCOMMODATE ALL FORMS OF URBAN RECREATION	REC-6.1 RESERVE SUFFICIENT PUBLIC SERVICE AND FACILITY CAPACITY TO ACCOMMODATE URBAN RECREATION. MAINTAIN AND IMPROVE INFRASTRUCTURE TO SERVE RECREATION FACILITIES.	A	Original with addition of last sentence.	Existing measures
1.11.3 Urban Recreation/M. Shaw	NONE	URBAN REC 1	URBAN REC-6	A	Clarified.	URBAN REC1.2 URBAN OUTDOOR RECREATIONAL FACILITIES LOCATED IN SENSITIVE AREAS SHOULD BE ENCOURAGED TO RELOCATE TO OTHER SUITABLE SITES	REC-6.2 ENCOURAGE EXISTING URBAN OUTDOOR RECREATIONAL FACILITIES LOCATED IN SENSITIVE AREAS TO RELOCATE TO OTHER SUITABLE SITES.	A	Policy updated with input from recreation providers.	Existing measures

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1.11.3 Urban Recreation/M. Shaw	NONE	NONE	URBAN REC-7 OPEN SPACE CONVERTED TO PUBLIC PARKS. IN URBAN AREAS, SUPPORT THE CONVERSION OF PUBLIC PARCELS WITH HIGH DEVELOPMENT POTENTIAL TO NEIGHBORHOOD PARKS	N	New goal proposed by TWG for Open Space to address changes to the nature of public land acquisition and public demand for open space. Moved to Urban Recreation because open space does not allow developed facilities.	NONE	REC 7.1 Community open space as a public access amenity: Provide social gathering spaces like pocket parks, playgrounds, plazas, squares, and similar sites as an amenity for public access and to activate a sense of place in urban centers.	N	Policy incorporates place-based and smart growth public space principles.	Rec.Urban.Imp-1: Design standards and landscape requirements for urban recreation facilities will be included in the transect-based zoning system. These standards will include: community open space, public access and accessibility, and the support of natural values in urban areas.  Rec.Urban.Imp-2: Provide incentives for the provision of community open space within new projects in PTOD districts
1.11.3 Urban Recreation/M. Shaw	NONE	NONE	URBAN REC-7	N	New goal proposed by TWG for Open Space to address changes to the nature of public land acquisition and public demand for open space. Moved to Urban Recreation	NONE	REC 7.2 Community open space for natural values: Manage for Multiple Values in Commercial Areas: Where appropriate, include community open space in project design to improve natural values in the commercial areas.	N	Policy incorporates place-based and smart growth public space principles.	Rec.Urban.Imp-1 Rec.Urban.Imp-2

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					because open space does not allow developed facilities.					
1.11.4 General Recreation/M. Shaw	R.DC-2 ACCESS: There exists additional high-quality access where lawful and feasible to natural areas and shorezone consistent with desired resource conditions and user expectations.	NONE	GEN REC-2 Provide additional high-quality access where lawful and feasible to natural areas and shorezone consistent with desired resource conditions and user expectations.	N	Pathway Desired Condition incorporated as a new goal.	NONE	REC-2.1 RECREATION STRUCTURES: DESIGN NEW RECREATION FACILITIES TO BE CONSISTENT WITH THE SETTING, TO MEET THE NEEDS OF ALL USERS, AND RESPOND TO CHANGING RECREATIONAL TRENDS AND TECHNOLOGY.	N	New policy	Rec.Gen.Imp-2: Code Section 20.3.B(7), Coverage Standards, would be updated to add an accessibility requirement for new and existing recreation facilities

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1.11.4 General Recreation/M. Shaw	R.DC-2	NONE	GEN REC-2	N	Pathway Desired Condition incorporated as a new goal.	NONE	REC-2.2 PUBLIC ACCESS - LAND ACQUISITION: PROVIDE FOR PUBLIC ACCESS TO RECREATIONAL OPPORTUNITIES AND SCENIC VISTAS BY FACILITATING PUBLIC LAND ACQUISITION	N	New policy	Existing measures
1.11.4 General Recreation/M. Shaw	R.DC-2	NONE	GEN REC-2 Provide additional high-quality access where lawful and feasible to natural areas and shorezone consistent with desired resource conditions and user expectations.	N	Pathway Desired Condition incorporated as a new goal.	NONE	REC-2.3 PUBLIC ACCESS – IMPACTS: PROVIDE ADEQUATE ACCESS TO RECREATION DESTINATIONS. THE IMPACT ON PUBLIC ACCESS SHALL BE A KEY CONSIDERATION FOR ANY RESOURCE MANAGEMENT LIMITATION ON PUBLIC USE.	N	New policy	Rec.Gen.Imp-3: A separate process for rights-of-way and public easement abandonments to require TRPA approval would be added to Chapter 41, Subdivision and Chapter 53, Shorezone Tolerance Districts. The goal is to preserve public access to the shoreline of Lake Tahoe and other public lands, except when conveyed to a public agency for protection of a natural resource or other overriding public purpose

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1.11.2 Developed Recreation/M. Shaw	N/A	DEV REC1 PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION	DEV REC-4 PROVIDE A FAIR SHARE OF THE TOTAL REGION'S CAPACITY FOR OUTDOOR RECREATION	U		NONE	REC-4.4 PROTECT PUBLIC AND PRIVATELY-PROVIDED RECREATION OPPORTUNITIES AND DISCOURAGE THEIR CONVERSION TO NON-RECREATIONAL USES. WHEN FEASIBLE REQUIRE MITIGATION (REPLACEMENT) OF ANY RECREATION USE LOSS, BY EITHER OFF-SITE IN KIND (SUCH AS CAMPSITE FOR CAMPSITE), CREATION OF A NEW, SUPERIOR REPLACEMENT PUBLIC RECREATION USE ON THE SITE , EQUAL OR SUPERIOR REPLACEMENT OF PUBLIC RECREATION OPPORTUNITES/FACILITIES, OR THROUGH OTHER APPROPRIATE MITIGATION MEASURES.	N	New policy	Rec.Dev.Imp-6: Require the mitigation of recreation facilities that are changed to a non-recreation use so as to protect the public's access to developed recreation facilities.. Mitigation would be accomplished through a direct offset (replacement) where replacement is feasible, or through an in-lieu mitigation fee.

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1.11.5 Recreation Education/M. Shaw	R.DC-3	NONE	EDU REC-8 EDUCATE RESIDENTS AND VISITORS ARE EDUCATED ABOUT THE RECREATION OPPORTUNITIES, APPROPRIATE BEHAVIOR, AND THE UNIQUE NATURAL AND CULTURAL ENVIRONMENTS OF LAKE TAHOE .	N	Pathway Desired Condition incorporated as a new goal into a new subelement. Goal and policies reflect the need to provide information and education about recreation opportunities for visitors and residents.	NONE	REC-8.1 ENCOURAGE INFORMATIONAL SIGNAGE THAT AFFORDS VISITORS CURRENT AND DESIRED INFORMATION, INCLUDING DIRECTIONAL SIGNAGE, MAPS, RECREATION OPPORTUNITIES AND COSTS, PUBLIC TRANSPORTATION OPTIONS AND "RULES OF CONDUCT ." SUPPORT LOCAL "WAYFINDING" SIGNAGE EFFORTS TO CREATE A COORDINATED, CONSISTENT MESSAGING SYSTEM. IMPLEMENT THE TRPA RECREATION SIGN GUIDELINES.	N	New policy	Rec.Edu.Imp-1:

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.11.5 Recreation Education/M. Shaw	R.DC-3	NONE	EDU REC-8	N	Pathway Desired Condition incorporated as a new goal into a new subelement. Goal and policies reflect the need to provide information and education about recreation opportunities for visitors and residents.	NONE	REC-8.2 MAKE INFORMATION AND INTERPRETATION PART OF THE RECREATION EXPERIENCE. DISSEMINATE BROAD MESSAGES REGARDING APPROPRIATE BEHAVIOR AND UNDERSTANDING OF TAHOE'S SPECIAL NATURAL AND CULTURAL ENVIRONMENTS SO THAT VISITORS MAY ENGAGE IN RECREATION ACTIVITIES IN A MANNER COMPATIBLE WITH THE ENVIRONMENT, OTHER RESOURCE AND RECREATION ACTIVITIES, AND NEARBY PRIVATE LANDOWNERSHIP .	N	New policy	Rec.Edu.Imp-1:
1.11.5 Recreation Education/M. Shaw	R.DC-3	NONE	EDU REC-8	N	Pathway Desired Condition incorporated as a new goal into a new subelement. Goal and policies reflect the need to provide information and education about	NONE	REC-8.3 PROVIDE PUBLIC INFORMATION IN A VARIETY OF FORMS AND LANGUAGES .	N	New policy	Rec.Edu.Imp-1:

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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					recreation opportunities for visitors and residents.					
1.11.4 General Recreation/M. Shaw	R.DC-1	NONE	GEN REC-1	N	Pathway Desired Condition incorporated as a new goal.	NONE	REC-1.5 DEVELOP A COMPREHENSIVE REGIONAL RECREATION AND OPEN SPACE PLAN, IN COOPERATION WITH REGIONAL AND LOCAL RECREATION PROVIDERS, TO PROVIDE GUIDANCE FOR PLANNING, DESIGN AND MANAGEMENT OF PARKS, RECREATION AND OPEN SPACE OPPORTUNITIES IN THE TAHOE BASIN.	N	New policy	NONE
<b>Alternative 2 -- PUBLIC SERVICES AND FACILITIES</b>										

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.12 Public Services and Facilities/R. Whitney	NONE	PS1 UPGRADE AND EXPANSION OF FACILITIES: PUBLIC SERVICES AND FACILITIES SHOULD BE ALLOWED TO UPGRADE AND EXPAND TO SUPPORT EXISTING AND NEW DEVELOPMENT CONSISTENT WITH THE REGIONAL PLAN	SAME	U	N/A	PS1.1 PUBLIC SERVICES AND FACILITIES SHOULD BE ALLOWED TO UPGRADE AND EXPAND CONSISTENT WITH THE LAND USE ELEMENT OF THE REGIONAL PLAN AND FEDERAL, STATE, AND LOCAL STANDARDS.	PS-1.1 PUBLIC SERVICES AND FACILITIES WILL BE ALLOWED TO UPGRADE AND EXPAND CONSISTENT WITH THE LAND USE ELEMENT OF THE REGIONAL PLAN AND FEDERAL, STATE, AND LOCAL STANDARDS.	A	changed wording from 'should' to 'will'	Existing implementation measures
1.12 Public Services and Facilities/R. Whitney	NONE	PS1	SAME	U	N/A	PS1.2 EXPANSION OF PUBLIC SERVICES AND FACILITIES SHOULD BE PHASED IN TO MEET THE NEEDS OF NEW DEVELOPMENT WITHOUT CREATING INEFFICIENCIES FROM OVER-EXPANSION OR UNDER-EXPANSION.	PS-1.2 EXPANSION OF PUBLIC SERVICES AND FACILITIES WILL BE PHASED IN TO MEET THE NEEDS OF NEW DEVELOPMENT WITHOUT CREATING INEFFICIENCIES FROM OVER-EXPANSION OR UNDER-EXPANSION.	A	changed wording from 'should' to 'will'	Existing implementation measures

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Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.12 Public Services and Facilities/R. Whitney	NONE	PS1	SAME	U	N/A	PS1.3 ALL NEW DEVELOPMENT SHALL EMPLOY APPROPRIATE DEVICES TO CONSERVE WATER AND REDUCE WATER CONSUMPTION. EXISTING DEVELOPMENT SHALL BE RETROFITTED WITH WATER CONSERVATION DEVICES ON A VOLUNTARY BASIS IN CONJUNCTION WITH A PUBLIC EDUCATION PROGRAM OPERATED BY THE UTILITY DISTRICTS.	PS-1.3 ALL NEW DEVELOPMENT WILL EMPLOY APPROPRIATE DEVICES TO CONSERVE WATER AND REDUCE WATER CONSUMPTION. EXISTING DEVELOPMENT WILL BE RETROFITTED WITH WATER CONSERVATION DEVICES ON A VOLUNTARY BASIS IN CONJUNCTION WITH A PUBLIC EDUCATION PROGRAM OPERATED BY THE UTILITY DISTRICTS OR WHERE MANDATORY FOR WATER PURVEYORS AT THEIR LIMIT OF SERVICE.	A	To encourage water conservation throughout the Tahoe Basin.	Existing implementation measures
1.12 Public Services and Facilities/R. Whitney	NONE	PS1	SAME	U	N/A	NONE	PS-1.4 PUBLIC SERVICE STRUCTURES, SUCH AS HIGH VOLTAGE UTILITY LINES AND CELLUAR PHONE TOWERS, WILL BE CO-LOCATED WITH OTHER SERVICES WHENEVER POSSIBLE. AVOID LOCATING THESE STRUCTURES IN RESIDENTIAL OR SENSITIVE SCENIC AREAS.	N	This policy addresses the scenic impact of sevice towers and to restrict new construction, epecially serving outside basin customers.	PS.IMP-1 Amend chpater 18, Permissible Uses and Chapter 30, Design to prohibit new high-voltage utility lines and telecommunication towards in residential neighborhoods and sensitive scenic areas. PS.IMP-2 Amend chpater 18, Permissible Uses and Chapter 30, Design to prohibit new high-voltage utility lines and towers that are not required to serve the Tahoe Basin. (i.e., lines that serve only

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
										areas outside the basin).
1.12 Public Services and Facilities/R. Whitney	NONE	PS2 ADEQUACY AND RELIABILITY: CONSIDER THE EXISTENCE OF ADEQUATE AND RELIABLE PUBLIC SERVICES AND FACILITIES IN APPROVING NEW DEVELOPMENT UNDER THE PLAN.	PS-2 ADEQUATE AND RELIABLE PUBLIC SERVICES AND FACILITIES, INCLUDING SOURCE WATER PROTECTION, SHOULD BE DEMONSTRATED IN APPROVING NEW DEVELOPMENT UNDER THE PLAN.	A	Goal addresses the need for sewer and water capacity for development, in consideration of the Truckee River Operating Agreement Lake Tahoe water withdrawal limit, and provide source water protection.	PS2.1 NO ADDITIONAL DEVELOPMENT REQUIRING WATER BE ALLOWED IN ANY AREA, UNLESS IT CAN BE DEMONSTRATED THAT THERE IS ADEQUATE WATER SUPPLY WITHIN AN EXISTING WATER RIGHT.	PS-2.1 NO ADDITIONAL DEVELOPMENT REQUIRING WATER WILL BE ALLOWED IN ANY AREA, UNLESS IT CAN BE DEMONSTRATED THAT THERE IS ADEQUATE WATER SUPPLY WITHIN AN EXISTING WATER RIGHT.	A	Relates to water rights and supplies for TRPA allocations	PS. IMP-3 Amend Chapter 27 to implement the Truckee River Operating Agreement (TROA) limit on withdrawal of water from the Tahoe Region.
1.12 Public Services and Facilities/R. Whitney	NONE	PS2	PS-2	A	Goal addresses the need for sewer and water capacity for development, in consideration of the Truckee River Operating Agreement Lake Tahoe water withdrawal limit, and provide source water protection.	PS2.2 TRPA, WATER PURVEYORS, AND THE STATES SHOULD MONITOR THE USE OF WATER WITHIN THE TAHOE REGION AND EVALUATE CONFORMANCE WITH CALIFORNIA-NEVADA COMPACT (1969) WHICH ADDRESSES WATER DIVERSIONS IN THE BASIN.	PS-2.2 TRPA, WATER PURVEYORS, AND THE STATES WILL MONITOR THE USE OF WATER WITHIN THE TAHOE REGION AND EVALUATE CONFORMANCE WITH WITHIN THE TRUCKEE RIVER OPERATING AGREEMENT (TROA) WATER WITHDRAWAL LIMIT OF 34,000 ACRE FEET LAKEWIDE (11,000 ACRE FEET IN NEVADA AND 23,000 ACRE FEET	A	This policy needs to be clear that it is not in the jurisdiction of TRPA Regional Plan to dictate the amount of water use in the basin, and subsequent the expansion of water supply related facilities.	PS. IMP-3

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							CALIFORNIA			
1.12 Public Services and Facilities/R. Whitney	NONE	PS2	PS-2	A	Goal addresses the need for sewer and water capacity for development, in consideration of the Truckee River Operating Agreement Lake Tahoe water withdrawal limit, and provide source water protection.	PS2.3 NO ADDITIONAL DEVELOPMENT REQUIRING WATER SHALL BE ALLOWED IN ANY AREA UNLESS THERE EXISTS ADEQUATE STORAGE AND DISTRIBUTION SYSTEMS TO DELIVER AN ADEQUATE QUANTITY AND QUALITY OF WATER FOR DOMESTIC CONSUMPTION AND FIRE PROTECTION.	PS-2.3 NO ADDITIONAL DEVELOPMENT REQUIRING WATER WILL BE ALLOWED IN ANY AREA UNLESS THERE EXISTS ADEQUATE STORAGE AND DISTRIBUTION SYSTEMS TO DELIVER A SUFFICIENT QUANTITY AND QUALITY OF WATER FOR DOMESTIC CONSUMPTION AND FIRE PROTECTION.	A	minor word changes	PS.IMP-4 Amend Chapter 27 to modify the waiver for fire water supply on new single-family dwelling permits in those areas where the existing water systems have inadequate water supply, pressure, and/or hydrants to allow for alternative fire protection designs that adequately comply with the intent of the adopted fire code. PS.IMP-5 to require that new development in urban areas be adequately served by fire hydrants (to be determined through consultation with the applicable local fire district and in compliance with the

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										adopted fire code).
1.12 Public Services and Facilities/R. Whitney	NONE	PS2	PS-2	A	Goal addresses the need for sewer and water capacity for development, in consideration of the Truckee River Operating Agreement Lake Tahoe water withdrawal limit, and provide source water protection.	NONE	PS-2.4 TO PROTECT PUBLIC DRINKING WATER TRPA WILL MAINTAIN MAPS OF PUBLIC DRINKING WATER SOURCES INCLUDING THE MINIMUM BUFFER ZONES OF 600 FEET FOR WELLS AND SPRINGS OR AS APPROPRIATE ZONES OF CONTRIBUTION AND 1,320 FEET FOR LAKE INTAKES OR AS DETERMINED BY RISK ASSESSMENT (SEE POLICY WQ 2.7).	N	Verifies zones of protection established by Chapter 83, increases lake intake zone, with potential risk assessment requirement.	Existing implementation measures
1.12 Public Services and Facilities/R. Whitney	NONE	PS3 LIQUID AND SOLID WASTE MANAGEMENT: PREVENT LIQUID AND SOLID WASTES FROM DEGRADING LAKE TAHOE AND THE SURFACE AND GROUNDWATERS OF THE REGION.	SAME	U	N/A	PS3.1 THE DISCHARGE OF MUNICIPAL OR INDUSTRIAL WASTEWATERS TO THE SURFACE AND GROUNDWATERS OF THE TAHOE REGION IS PROHIBITED, EXCEPT FOR EXISTING DEVELOPMENT DISCHARGING WASTEWATERS UNDER A STATE- OR TRPA-APPROVED DISPOSAL	PS-3.1 THE DISCHARGE OF MUNICIPAL OR INDUSTRIAL WASTEWATERS TO THE SURFACE AND GROUNDWATERS OF THE TAHOE REGION IS PROHIBITED, THOSE SYSTEMS WITHOUT WASTEWATER CONNECTIONS SHOULD BE PHASED OUT (SEE POLICY WQ 1.16).	A	Changes to those systems operating under exemption to encourage hookup to export systems if possible.	PS.IMP-6 Require that all wastewater facilities be connected to the nearest sanitary sewer where feasible. Where determined by TRPA to be infeasible, all existing wastewater discharges, including gray-water discharges, must be contained, pumped out, and discharged

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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						PLAN.				to a sanitary-sewer system (see also the Water Quality Subelement and Code Chapter 81).
1.12 Public Services and Facilities/R. Whitney	NONE	PS3	SAME	U	N/A	PS3.2 ALL SOLID WASTES SHALL BE EXPORTED FROM THE REGION. CONSOLIDATION AND TRANSFER METHODS SHALL BE DEVELOPED TO ACHIEVE A REDUCTION IN THE VOLUME OF WASTES BEING TRANSPORTED TO LANDFILLS.	PS-3.2 ALL SOLID WASTES WILL BE EXPORTED FROM THE REGION. CONSOLIDATION AND TRANSFER METHODS WILL BE DEVELOPED TO ACHIEVE A REDUCTION IN THE VOLUME OF WASTES BEING TRANSPORTED TO LANDFILLS.	A	minor change from shall to will	Existing implementation measures
1.12 Public Services and Facilities/R. Whitney	NONE	PS3	SAME	U	N/A	NONE	PS-3.3 WASTEWATER PROVIDERS WITH EXISTING FACILITIES LOCATED IN THE SHOREZONE OF LAKE TAHOE OR STREAM ZONES WILL BE REQUIRED TO DEVELOP AND IMPLEMENT SYSTEM REHABILITATION, RELOCATION, AND/OR REMOVAL PLANS BASED ON SANITARY SEWER SYSTEM RISK ASSESSMENTS TO PREVENT SEWER OVERFLOWS.	N	Ties the relocation of existing structures to the EIP projects with consideration of net environmental benefit.	PS.IMP-7 Amend Chapter 81.5.B to require all public wastewater agencies to prepare risk-based wastewater asset management plans that are consistent with federally mandated and state-mandated plans.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.12 Public Services and Facilities/R. Whitney	NONE	PS3	SAME	U	N/A	NONE	PS-3.4 ALL PUBLIC WASTEWATER AGENCIES SHALL BE REQUIRED TO DEVELOP AND IMPLEMENT A RISK-BASED SEWER MANAGEMENT PLAN, CONSISTENT WITH FEDERAL AND STATE MANDATED PLANS, TO PREVENT SANITARY SEWER OVERFLOWS WITHIN THE LAKE TAHOE BASIN.	N	Arose from meetings with Lake Tahoe Wastewater Infrastructure Partnership to ensure ongoing efforts for sewer line protection.	PS.IMP-7
1.12 Public Services and Facilities/R. Whitney	NONE	PS3	SAME	U	N/A	PS3.3 GARBAGE PICK-UP SERVICE SHALL BE MANDATORY THROUGHOUT THE REGION, AND WILL BE SO STRUCTURED AS TO ENCOURAGE CLEAN-UPS AND RECYCLING.	PS-3.5 GARBAGE PICK-UP SERVICE WILL BE MANDATORY THROUGHOUT THE REGION, AND WILL BE SO STRUCTURED TO ENCOURAGE CLEAN-UPS AND RECYCLING. A COORDINATED PROGRAM TO ENCOURAGE RECYCLING OF WASTE PRODUCTS WILL BE DEVELOPED. LOCAL JURISDICTIONS ARE ENCOURAGED TO REQUIRE ANIMAL PROOF CONTAINERS.	A	Adds animal proof containers for wildlife protection, consistent with wildlife goals and policies.	Existing implementation measures

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1.12 Public Services and Facilities/R. Whitney	NONE	PS4 EDUCATIONAL AND PUBLIC SAFETY SERVICES: TO ENSURE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE REGION, EDUCATIONAL AND PUBLIC SAFETY SERVICES SHOULD BE SIZED TO BE CONSISTENT WITH PROJECTED GROWTH LEVELS IN THIS PLAN.	PS-4 EDUCATIONAL AND PUBLIC SAFETY SERVICES: TO PROTECT PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE REGION, EDUCATIONAL AND PUBLIC SAFETY SERVICES SHOULD BE SIZED TO BE CONSISTENT WITH PROJECTED GROWTH LEVELS IN THIS PLAN.	A	Minor word changes	PS4.1 THE IMPACT ON EDUCATIONAL AND PUBLIC SAFETY SERVICES SHALL BE CONSIDERED WHEN REVIEWING PROJECTS AND PLAN AMENDMENTS PROPOSED WITHIN THE REGION. TO THE EXTENT FEASIBLE, ADVERSE IMPACTS SHOULD BE MITIGATED AS PART OF THE REVIEW PROCESS.	PS-4.1 THE IMPACT ON EDUCATIONAL AND PUBLIC SAFETY SERVICES WILL BE CONSIDERED WHEN REVIEWING PROJECTS AND PLAN AMENDMENTS PROPOSED WITHIN THE REGION. TO THE EXTENT FEASIBLE, ADVERSE IMPACTS WILL BE MITIGATED AS PART OF THE REVIEW PROCESS.	A	Minor word changes	Existing implementation measures
1.12 Public Services and Facilities/R. Whitney	NONE	PS/F4	GOAL PS-4 EDUCATIONAL AND PUBLIC SAFETY SERVICES: TO PROTECT PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE REGION, EDUCATIONAL AND PUBLIC SAFETY SERVICES SHOULD BE SIZED TO BE CONSISTENT WITH PROJECTED	A	Minor word changes	PS4.2 EDUCATIONAL AND EMERGENCY SERVICE ORGANIZATIONS SHOULD ANTICIPATE AND PLAN FOR PROJECTED DEMANDS AND NEEDS CONSISTENT WITH THE REGIONAL PLAN AND ARE ENCOURAGED TO ADVISE THE AGENCY WHEN DEVELOPMENT POTENTIALS EXCEED CURRENT OR ANTICIPATED SERVICE CAPABILITIES OR CAPACITIES.	SAME	U	N/A	Existing implementation measures

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			GROWTH LEVELS IN THIS PLAN.							
<b>Alternative 2 - INSTITUTIONAL PARTNERSHIPS</b>										
1.13.1 Institutional Partnership/TR PA Staff	NONE	IS1 COORDINATE ALL PLANNING AND DEVELOPMENT REVIEW ACTIVITIES WITH THE AFFECTED JURISDICTIONS AND AGENCIES.	NONE	D	Goal is deleted and moved to Performance Review and Implementation Scheduling Subelement.	IS1.1 All Projects proposed in the Region (Other than those to be reviewed and approved under special provisions of the compact related to gaming) shall obtain the review and approval of the Agency	NONE	D	Policy is deleted and moved to Performance Review and Implementation Scheduling subelement	N/A
1.13.1 Institutional Partnership/TR PA Staff	NONE	IS1	NONE	D	Goal is deleted and moved to Performance Review and Implementation Scheduling Subelement.	IS1.2 No project may be approved unless it is found to comply with the Regional Plan and with any ordinances, rules, and regulations enacted to effectuate the Regional Plan	NONE	D	Policy is deleted and moved to Performance Review and Implementation Scheduling subelement	N/A

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.1 Institutional Partnership/TR PA Staff	NONE	IS1	NONE	D	Goal is deleted and moved to Performance Review and Implementation Scheduling Subelement.	IS1.3 The Agency shall prescribe by ordinance those activities which have no substantial effect on land, air, space or any other natural resources of the Region. Such identified activities will be exempt from TRPA review and approval.	NONE	D	Policy is deleted and moved to Performance Review and Implementation Scheduling subelement	N/A
1.13.1 Institutional Partnership/TR PA Staff	NONE	IS1	NONE	D	Goal is deleted and moved to Performance Review and Implementation Scheduling Subelement.	IS1.4 TRPA shall identify the planning and review responsibilities of local, state and federal jurisdictions	NONE	D	Policy is deleted and moved to Performance Review and Implementation Scheduling subelement	N/A
1.13.1 Institutional Partnership/TR PA Staff	NONE	IS1	NONE	D	Goal is deleted and moved to Performance Review and Implementation Scheduling Subelement.	IS1.5 TRPA, in conjunction with other agencies of jurisdiction, shall develop and actively pursue an effective enforcement program to ensure compliance with the plan and ordinances of the agency.	NONE	D	This policy remains in Institutional Partnerships to a new Goal IS-1 below (see Policy IS-1.2).	N/A
1.13.1 Institutional Partnership/TR PA Staff	NONE	IS2 IDENTIFY AND SEEK COMMITMENTS FROM AGENCIES TO IMPLEMENT THE CAPITAL IMPROVEMENTS AND REMEDIAL PROGRAM IDENTIFIED IN THIS PLAN	NONE	D	The goal is deleted and moved to the Environmental Improvement Subelement.	IS2.1 Appropriate roles and responsibilities of various agencies for implementing the plan shall be identified and verified through a management/agency agreement.	NONE	D	This policy remains in Institutional Partnerships to a new Goal IS-1 below (see Policy IS-1.1).	N/A

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Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.1 Institutional Partnership/TR PA Staff	NONE	NONE	IS-1 REGULATORY COORDINATION: PROGRAMS WITH PARTNERING REGULATORY AGENCIES ARE COORDINATED TO CREATE EFFICIENCIES AND SYNERGIES OF LIMITED RESOURCES AND REDUCE REDUNDANCY.	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-1.1 Identify appropriate roles and responsibilities of various agencies for implementing the plan and verify these roles and responsibilities through interagency agreements.	A	Existing policy that is amended for clarity and move under this new goal.	IMP.IS-1 Update MOUs with local jurisdictions and partner agencies to reflect changes to the Goals and Policies and the Code. IMP.IS-2 Amend Chapter 30, Allocations to disallow distribution of new CFA unless a regional revenue source (or other source of funding for local share of the EIP) is in place within five years of the Regional Plan adoption to contribute to funding local government's share of the EIP.
1.13.1 Institutional Partnership/TR PA Staff	NONE	NONE	IS-1	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-1.2 TRPA, in conjunction with other agencies of jurisdiction, will develop and actively pursue an effective program to enforce compliance with the Plan and ordinances of the agency.	A	Existing policy that is amended for clarity and move under this new goal.	Existing implementation measures
1.13.1 Institutional Partnership/TR PA Staff	NONE	NONE	IS-2	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that	NONE	IS-1.3 The agency will coordinate with other regional agencies to monitor environmental conditions as outlined in ME-2.1.	N	New policy under this new goal to coordinate with other agencies to conduct status and trend monitoring for environmental conditions.	Existing implementation measures

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					TRPA maintains with partnering agencies.					
1.13.1 Institutional Partnership/TR PA Staff	NONE	NONE	IS-2 IMPLEMENTATION THROUGH PARTNERSHIP AGREEMENTS: DEVELOP AND MAINTAIN PARTNERSHIPS AGREEMENTS WITH AGENCIES AND GOVERNMENTS TO IMPLEMENT THE REGIONAL PLAN PACKAGE.	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-2.1 Seek, develop, and maintain agreements with organizations, jurisdictions, and agencies responsible for specific implementation functions.	N	New policies reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies and to promote the continual delegation of TRPA's authority where appropriate.	IMP.IS-1 IMP.IS-2
1.13.1 Institutional Partnership/TR PA Staff	NONE	NONE	IS-2	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-2.2 Delegate plan implementation to agencies and governments through memorandum of understanding or other forms of agreements.	N	New policies reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies and to promote the continual delegation of TRPA's authority where appropriate.	IMP.IS-1 IMP.IS-2

### Alternative 2 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	NONE	PR-1 COORDINATION OF REVIEW PROCESS COORDINATE ALL PLANNING AND DEVELOPMENT REVIEW ACTIVITIES WITH THE AFFECTED JURISDICTION AND AGENCIES.	N	Moved from Institutional Section	NONE	PR-1.1 All Projects proposed in the Region (Other than those to be reviewed and approved under special provisions of the compact related to gaming) shall obtain the review and approval of the Agency	N	Moved from existing institutional section	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	NONE	PR-1	N	Moved from Institutional Section	NONE	PR-1.2 No project may be approved unless it is found to comply with the Regional Plan and with any ordinances, rules, and regulations enacted to effectuate the Regional Plan	N	Moved from existing institutional section	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	NONE	PR-2	N	Moved from Institutional Section	NONE	PR-1.3 The Agency shall prescribe by ordinance those activities which have no substantial effect on land, air, sace or any other natural resources of the Region. Such identified activities will be exempt from TRPA review and approval.	N	Moved from existing institutional section	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	NONE	PR-3	N	Moved from Institutional Section	NONE	PR-1.4 TRPA shall identify the planning and review responsibilities of local, state and federal jurisdictions	N	Moved from existing institutional section	Existing Implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	D11 DIRECT ALL RESIDENTIAL DEVELOPMENT FIRST TO THOSE AREAS MOST SUITABLE FOR DEVELOPMENT IN ACCORDANCE WITH ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND OTHER CONSIDERATIONS, SUCH AS INFRASTRUCTURE CAPACITY AND PROGRESS TOWARD ACCOMPLISHING WATER QUALITY IMPROVEMENT PROGRAMS.	PR-2 DIRECT ALL RESIDENTIAL DEVELOPMENT FIRST TO THOSE AREAS MOST SUITABLE FOR DEVELOPMENT IN ACCORDANCE WITH ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND OTHER CONSIDERATIONS, SUCH AS INFRASTRUCTURE CAPACITY AND PROGRESS TOWARD ACCOMPLISHING WATER QUALITY IMPROVEMENT PROGRAMS.	U	Goal is re-numbered	DI1.1 UPON ADOPTION OF THIS PLAN, EVALUATION AND RANKING OF ALL VACANT RESIDENTIAL PARCELS UNDER AN INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES) SHALL BE UNDERTAKEN AND COMPLETED BY DECEMBER 31, 1988. COMMENCING ON JANUARY 1, 1989, NEW SINGLE-FAMILY DWELLING CONSTRUCTION SHALL BE EVALUATED IN ACCORDANCE WITH IPES. THIS SYSTEM SHALL RANK ALL VACANT RESIDENTIAL PARCELS WITH RESPECT TO THEIR RELATIVE ENVIRONMENTAL SUITABILITY FOR DEVELOPMENT.  REVIEW OF PROJECTS UNDER IPES SHALL NOT COMMENCE UNTIL ALL PARCELS HAVE BEEN EVALUATED	PR-2.1.1 NEW SINGLE-FAMILY DWELLING CONSTRUCTION SHALL BE EVALUATED IN ACCORDANCE WITH IPES. THIS SYSTEM SHALL RANK ALL VACANT RESIDENTIAL PARCELS WITH RESPECT TO THEIR RELATIVE ENVIRONMENTAL SUITABILITY FOR DEVELOPMENT. NEW RESIDENTIAL CONSTRUCTION SHALL BE SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL PR-3, POLICY PR-3.2 OF THIS SUBELEMENT.  A. IPES is an objective and scientific system based on the report entitled Individual Parcel Evaluation System (1986), which evaluates relative environmental suitability for development. IPES shall evaluate each parcel with respect to the criteria listed below. Details of IPES, including a rating system, shall be included in implementing ordinances. 1) Relative erosion hazard (soil erodability, slope length and gradient, climatic conditions, surface roughness and mass wasting). 2) Runoff potential (depth to seasonal high water table, percolation rate, permeability and depth to very slowly permeable layer). 3) Degree of difficulty to access building site (amount	A	Removed sections referencing initiation of IPES system	Existing Implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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						<p>AND RANKED IN ACCORDANCE WITH IPES. THE STANDARDS SET FORTH IN GOAL #1, POLICY 2, OF THIS SUBELEMENT SHALL APPLY UNTIL IMPLEMENTATION OF IPES. NEW RESIDENTIAL CONSTRUCTION SHALL BE SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL #2, POLICY 2 OF THIS SUBELEMENT.</p> <p>A. IPES is an objective and scientific system based on the report entitled Individual Parcel Evaluation System (1986), which evaluates relative environmental suitability for development. IPES shall evaluate each parcel with respect to the criteria listed below. Details of IPES, including a rating system, shall be included in implementing ordinances.</p> <p>1) Relative erosion hazard (soil erodability, slope length and gradient, climatic</p>	<p>of excavation and soil disturbance required to provide minimum driveway and parking area and degree of difficulty for excavation due to soil properties).</p> <p>4) Water influence areas (proximity to and extent of disturbance in water influence areas).</p> <p>5) Condition of watershed (extent to which watersheds and intervening drainage areas conform to land coverage allowances set forth in the land capability system, hydrologic characteristics and known sediment/nutrient production).</p> <p>6) Ability to revegetate (climatic conditions and the available water holding capacity, fertility, texture, drainage and permeability of the soil).</p> <p>7) Need for water quality improvements in vicinity of parcel (stable roadside drainage channels, storm drainage system and stable cut and fill slopes).</p> <p>B. IPES shall include an element, separate from the criteria used for rating each parcel, to encourage physical mitigation of existing water quality problems by individual property owners. The rating of a parcel may be increased, to a limited and finite degree, by the property owner constructing off-site water quality improvements. The extra consideration for off-site work shall result in benefits</p>			

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>conditions, surface roughness and mass wasting).</p> <p>2) Runoff potential (depth to seasonal high water table, percolation rate, permeability and depth to very slowly permeable layer).</p> <p>3) Degree of difficulty to access building site (amount of excavation and soil disturbance required to provide minimum driveway and parking area and degree of difficulty for excavation due to soil properties).</p> <p>4) Water influence areas (proximity to and extent of disturbance in water influence areas).</p> <p>5) Condition of watershed (extent to which watersheds and intervening drainage areas conform to land coverage allowances set forth in the land capability system, hydrologic characteristics and known sediment/nutrient production).</p> <p>6) Ability to revegetate (climatic conditions and the available water holding capacity, fertility, texture,</p>	<p>that fully offset the difference in impacts between developing the subject parcel and developing a parcel with a rating equivalent to the subject parcel's rating without applying the bonus.</p> <p>C. IPES shall be implemented by ordinance consistent with the following:</p> <p>1) A team of experts shall evaluate each vacant residential parcel using a standardized approach in accordance with IPES.</p> <p>a) For parcels of 1/3 acre or less in size, the entire parcel shall be evaluated for purposes of establishing the IPES rating, except in cases where the parcel contains an SEZ. SEZs shall be excluded from the area evaluated. For parcels with less than 5,000 square feet outside an SEZ, the IPES rating shall be reduced by a factor equal to the ratio of land available for construction to 5,000 square feet (See Goal #1, Policy 2, SEZ Subelement).</p> <p>b) For parcels greater than 1/3 acre but less than 5 acres in size, the evaluation team shall select and evaluate the 1/3 acre portion of the parcel that results in the highest rating. If the selected 1/3 acre portion contains an SEZ, the procedure set forth in (a) above shall be followed. If the property owner wishes to locate the residence outside the area evaluated, a reevaluation shall be required</p>			

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						<p>drainage and permeability of the soil).                      7) Need for water quality improvements in vicinity of parcel (stable roadside drainage channels, storm drainage system and stable cut and fill slopes).                      B. IPES shall include an element, separate from the criteria used for rating each parcel, to encourage physical mitigation of existing water quality problems by individual property owners. The rating of a parcel may be increased, to a limited and finite degree, by the property owner constructing off-site water quality improvements. The extra consideration for off-site work shall result in benefits that fully offset the difference in impacts between developing the subject parcel and developing a parcel with a rating equivalent to the subject parcel's rating without applying the bonus.                      C. IPES shall be implemented by ordinance consistent</p>	<p>of the 1/3 acre portion of the parcel containing the desired building site.                      c) For parcels of 5 acres or greater in size, the property owner shall be notified and asked to identify the desired building site. Once a building site has been identified, the evaluation team shall evaluate the best 1/3 acre portion of the parcel containing the identified building site. If this 1/3 acre contains an SEZ, the procedures set forth in (a) above shall be followed.                      d) Installation of water quality improvements in the vicinity of a parcel, subsequent to the initial rating, may increase the rating of a parcel. The amount of increase shall depend on the weight given that factor in IPES and the degree of water quality improvement.                      e) Changes in the condition of a watershed, subsequent to the initial rating, may change the rating of parcels located in that watershed. The amount of change in the rating shall depend on the weight given that factor in IPES. Such changes in the condition of a watershed may cause the initial rating to increase or decrease.                      f) The rating of all parcels shall be based on the assumption that when developed, all required BMPs shall be installed and maintained.                      g) Property owners may appeal parcel ratings to an</p>			

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						<p>with the following:</p> <p>1) A team of experts shall evaluate each vacant residential parcel using a standardized approach in accordance with IPES.</p> <p>a) For parcels of 1/3 acre or less in size, the entire parcel shall be evaluated for purposes of establishing the IPES rating, except in cases where the parcel contains an SEZ. SEZs shall be excluded from the area evaluated. For parcels with less than 5,000 square feet outside an SEZ, the IPES rating shall be reduced by a factor equal to the ratio of land available for construction to 5,000 square feet (See Goal #1, Policy 2, SEZ Subelement).</p> <p>b) For parcels greater than 1/3 acre but less than 5 acres in size, the evaluation team shall select and evaluate the 1/3 acre portion of the parcel that results in the highest rating. If the selected 1/3 acre portion contains an SEZ, the procedure set forth in (a) above shall</p>	<p>independent body of qualified experts not involved in the original field evaluation of that particular parcel. These independent experts shall then apply the criteria established in IPES. The decision of the independent body shall be deemed the final action of the Agency unless the property owner appeals the decision to the Governing Board. The Governing Board may change the rating of a parcel only upon expressly finding, based on substantial evidence in the record, that the criteria established in the IPES were not applied correctly.</p> <p>2) TRPA shall rate all vacant residential parcels numerically and then rank them from the most suitable to the least suitable by jurisdiction. TRPA may reconsider the rating upon request before the rankings are officially adopted except as otherwise provided in (d) and (e) above.</p> <p>3) The Agency shall establish a level in the numerical ranking immediately above the most sensitive parcels, based on recommendations from a technical committee.</p> <p>4) All vacant residential parcels may compete for building allocations. Those above the initial level, referred to in 3) above, and as may be adjusted in accordance with 5) below, shall comprise the top rank and, if receiving an allocation, may pursue a</p>			

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>be followed. If the property owner wishes to locate the residence outside the area evaluated, a reevaluation shall be required of the 1/3 acre portion of the parcel containing the desired building site.</p> <p>c) For parcels of 5 acres or greater in size, the property owner shall be notified and asked to identify the desired building site. Once a building site has been identified, the evaluation team shall evaluate the best 1/3 acre portion of the parcel containing the identified building site. If this 1/3 acre contains an SEZ, the procedures set forth in (a) above shall be followed.</p> <p>d) Installation of water quality improvements in the vicinity of a parcel, subsequent to the initial rating, may increase the rating of a parcel. The amount of increase shall depend on the weight given that factor in IPES and the degree of water quality improvement.</p> <p>e) Changes in the condition of a</p>	<p>permit. Those below that level, if receiving an allocation, may exercise the options listed below:</p> <p>a) transfer the allocation in accordance with policies in Goal #3 of this Subelement.</p> <p>b) relinquish the allocation and wait for the level to drop to include the parcel within the top rank.</p> <p>c) transfer other development rights as permitted elsewhere in the Plan.</p> <p>5) The numerical level defining the top rank for any jurisdiction shall be lowered on an annual basis by the number of allocations utilized in that jurisdiction during the previous year, provided that:</p> <p>a) all parcels included in the top rank are otherwise eligible for development under the applicable state water quality management plans for the Lake Tahoe Basin and other legal limitations;</p> <p>b) a monitoring program for that jurisdiction is in place in accordance with the Monitoring and Evaluation Subelement;</p> <p>c) demonstrable progress is being made on capital improvement programs for water quality within that jurisdiction (see Monitoring and Evaluation Subelement);</p> <p>d) there is a satisfactory rate of reduction in the inventory of vacant sensitive parcels. The IPES line shall not move down in any jurisdiction unless the number of parcels below the</p>			

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						<p>watershed, subsequent to the initial rating, may change the rating of parcels located in that watershed. The amount of change in the rating shall depend on the weight given that factor in IPES. Such changes in the condition of a watershed may cause the initial rating to increase or decrease.</p> <p>f) The rating of all parcels shall be based on the assumption that when developed, all required BMPs shall be installed and maintained.</p> <p>g) Property owners may appeal parcel ratings to an independent body of qualified experts not involved in the original field evaluation of that particular parcel. These independent experts shall then apply the criteria established in IPES. The decision of the independent body shall be deemed the final action of the Agency unless the property owner appeals the decision to the Governing Board. The Governing Board may change the rating of a parcel only upon</p>	<p>IPES line in that jurisdiction compared to the number that were deemed sensitive on January 1, 1986, does not exceed the following percentages.</p> <p>El Dorado 20 percent Placer 20 percent Douglas 33 percent Washoe 33 percent</p> <p>e) the level of compliance with conditions of project approvals within that jurisdiction is satisfactory;</p> <p>6) Where an allocating authority does not use a random allocation system for IPES allocations after December 31, 1988, its allocations to parcels which are ranked below the line existing on January 1, 1989 may not exceed the number of allocations which would otherwise occur if chosen by a random system.</p> <p>7) Allowable land coverage for parcels evaluated under IPES shall be a function of the parcel's IPES rating as set forth in Goal #3, Policy 1.C. of the Land Use Subelement.</p>			

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						<p>expressly finding, based on substantial evidence in the record, that the criteria established in the IPES were not applied correctly.</p> <p>2) TRPA shall rate all vacant residential parcels numerically and then rank them from the most suitable to the least suitable by jurisdiction. TRPA may reconsider the rating upon request before the rankings are officially adopted except as otherwise provided in (d) and (e) above.</p> <p>3) The Agency shall establish a level in the numerical ranking immediately above the most sensitive parcels, based on recommendations from a technical committee.</p> <p>4) All vacant residential parcels may compete for building allocations. Those above the initial level, referred to in 3) above, and as may be adjusted in accordance with 5) below, shall comprise the top rank and, if receiving an allocation, may pursue a permit. Those below that level, if receiving</p>				

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						<p>an allocation, may exercise the options listed below:</p> <ul style="list-style-type: none"> <li>a) transfer the allocation in accordance with policies in Goal #3 of this Subelement.</li> <li>b) relinquish the allocation and wait for the level to drop to include the parcel within the top rank.</li> <li>c) transfer other development rights as permitted elsewhere in the Plan.</li> </ul> <p>5) The numerical level defining the top rank for any jurisdiction shall be lowered on an annual basis by the number of allocations utilized in that jurisdiction during the previous year, provided that:</p> <ul style="list-style-type: none"> <li>a) all parcels included in the top rank are otherwise eligible for development under the applicable state water quality management plans for the Lake Tahoe Basin and other legal limitations;</li> <li>b) a monitoring program for that jurisdiction is in place in accordance with the Monitoring and Evaluation Subelement;</li> <li>c) demonstrable</li> </ul>				

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						<p>progress is being made on capital improvement programs for water quality within that jurisdiction (see Monitoring and Evaluation Subelement);</p> <p>d) there is a satisfactory rate of reduction in the inventory of vacant sensitive parcels. The IPES line shall not move down in any jurisdiction unless the number of parcels below the IPES line in that jurisdiction compared to the number that were deemed sensitive on January 1, 1986, does not exceed the following percentages.</p> <p>El Dorado 20 percent Placer 20 percent Douglas 33 percent Washoe 33 percent</p> <p>e) the level of compliance with conditions of project approvals within that jurisdiction is satisfactory;</p> <p>6) Where an allocating authority does not use a random allocation system for IPES allocations after December 31, 1988, its allocations to parcels</p>				

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						<p>which are ranked below the line existing on January 1, 1989 may not exceed the number of allocations which would otherwise occur if chosen by a random system.</p> <p>7) Allowable land coverage for parcels evaluated under IPES shall be a function of the parcel's IPES rating as set forth in Goal #3, Policy 1.C. of the Land Use Subelement.</p>				

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1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.2 THRU DECEMBER 31, 1988, UNTIL THE INDIVIDUAL PARCEL EVALUATION SYSTEM IS IMPLEMENTED, AN INTERIM SYSTEM SHALL BE UTILIZED FOR REVIEW OF VACANT RESIDENTIAL PARCELS, SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL #2, POLICY 2 OF THIS SUBELEMENT.	NONE	D	Interim allocation system referenced in the Policy DI1.2 has expired.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.3 TO APPROVE A PROJECT ON A PARCEL RATED AND RANKED BY IPES THE PARCEL MUST BE SERVED BY PAVED ROAD, WATER SERVICE, SEWER SERVICE AND ELECTRIC UTILITY. ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF THE PAVED ROAD CRITERIA.	PR-2.2 TO APPROVE A PROJECT ON A PARCEL RATED AND RANKED BY IPES THE PARCEL MUST BE SERVED BY PAVED ROAD, WATER SERVICE, SEWER SERVICE AND ELECTRIC UTILITY AND HAVE ADEQUATE FIRE FLOW. ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF THE PAVED ROAD CRITERIA.	A	Policy is re-numbered and amended to include an adequate fire flow criteria.	Existing Implementation measures

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	PR-3 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	U	Goal is re-numbered	DI2.1 IN 1992 AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	PR-3.1 UPON ADOPTION OF THIS PLAN AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES	A	Policy is re-numbered and amended for clarity.	Existing Implementation measures

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	<p>DI2.2 A MAXIMUM OF 2,000 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE FIRST SIX YEARS OF THE PLAN, EXCEPT THAT THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. SUBJECT TO THE PROVISIONS BELOW, ANY ALLOCATIONS WHICH ARE NOT UTILIZED MAY BE REALLOCATED BY THE LOCAL JURISDICTION. THE ALLOCATION OF THESE PERMITS SHALL BE MADE AS FOLLOWS:</p>	<p>PR-3.2 A MAXIMUM OF 4,000 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION UNDER THIS PLAN PLAN, EXCEPT THAT THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. DEVELOPMENT OF ADDITIONAL RESIDENTIAL UNITS SHALL BE ALLOCATED AS FOLLOWS: A. A maximum of 1,000 additional residential units may be authorized to receive permits for construction during the first five years of the plan. The allocations assigned yearly to each jurisdiction shall be linked to the local jurisdiction's performance on 1) permit compliance, 2) implementation of water quality improvement projects that contribute to achieving TMDL targets, and 3) Monitoring. Any unused allocations shall be assigned to the allocation pool administered by TRPA. The maximum annual allocation shall not</p>	A	<p>Policy is re-numbered and amended to reflect the release of new residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.</p>	<p>PR.IMP-1 Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes: * Approximately 4,500 new residential allocations would be made available. * Allocations from the Allocation Pool can be used for the Resident Occupancy Program. * An additional criterion would be added to the Performance Review System, creating a performance target for affordable housing development. * Moderate Income Housing units will be exempted from the allocation requirement. * Modify existing performance criteria for EIP projects to link jurisdictions' performance rating – and therefore the number of annual Residential Allocations they receive – to achievement of TMDL interim targets. PR.IMP-2 Residential Bonus Units.</p>

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							<p>exceed 200 units.</p> <p>B. Additional residential allocations may be authorized up to the maximum permitted under this plan after the first five years. The allocations shall be linked to the local jurisdiction's performance on; 1) permit compliance, 2) implementation of water quality improvement projects that contribute to achieving TMDL targets, and 3) Monitoring.</p>			<p>Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as Town Centers and Tourist Centers.</p>

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.3 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION BONUS UNITS MAY BE PERMITTED. (SEE POLICY 9 FOR 200 ADDITIONAL TOURIST ACCOMMODATION UNIT ALLOCATIONS.) (See Goal #3, of the Development and Implementations Priorities Subelement.)	PR-3.3 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION BONUS UNITS MAY BE PERMITTED UNDER THIS PLAN. DEVELOPMENT OF ADDITIONAL TOURIST ACCOMMODATION UNITS SHALL BE ALLOCATED AS FOLLOWS: A. A maximum of 100 additional tourist accommodation bonus units may be permitted during the first five years of the plan. The allocations may be used for Special Projects or in conjunction with a transfer of development pursuant to Goal PR-4, Policy PR-4.2 of this subelement. An additional 100 tourist accommodation bonus units shall be reserved until the first 100 units are used.	A	Policy is re-numbered and amended to reflect the release of new residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.	PR.IMP-3 TAUs. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan same plus 200 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1.

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	<p>DI2.4 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED. (SEE POLICY 8 FOR ADDITIONAL COMMERCIAL FLOOR AREA ALLOCATIONS.) DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:\</p>	<p>PR-3.4 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED UNDER THIS PLAN. DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS: The commercial floor area allocation for the Regional Plan shall focus on the implementation of projects listed in the Environmental Improvement Program (EIP), achieving TMDL load reduction targets, promotion of the transfer and rehabilitation of substandard development, and creating compact mixed-use walkable town centers and communities.</p> <p>A. A maximum of 100,000 of additional commercial floor area may be permitted during the first five years of the plan. The release of the commercial floor area shall be linked to the local jurisdiction's performance on 1) permit compliance, 2) implementation of water quality improvement projects that contribute to</p>	A	Policy is re-numbered and amended to reflect the release of new additional commercial floor area for the updated plan.	<p>PR.IMP-4 Additional CFA plus the CFA remaining in the 1987 Regional Plan (see Alternative 1) would be available as follows: * Special Projects CFA. An additional 200,000 square feet of CFA would be available for special projects located within districts designated as Town Centers and Tourist Centers. * Transfer of Development CFA. An additional 200,000 square feet would be available for match for transfer of development from sensitive lands districts designated as PTOD areas. * EIP Linkage. Release of CFA between Year 1 and Year 5 would require a charter agreement setting forth the strategy and schedule to achieve EIP local funding revenue targets. This agreement would be signed by all EIP partners prior to any initial distributions of new allocations under this Plan. * TMDL Linkage.</p>

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							<p>achieving TMDL targets, and 3) Monitoring. The commercial floor are shall be assigned as follows; 1) 40,000 square feet shall be retained by TRPA for distribution to Special Projects located with designated Nodes, 2) 50,000 square feet shall be retained by TRPA for distribution in conjunction with a transfer of development, and 3) 10,000 square feet shall be distributed to community plans by ordinance based on a jurisdiction's performance in accomplishment of environmental improvements set forth in the adopted community plans. The 10,000 square feet may be used outside community plan areas provided a local jurisdiction has adopted a commercial allocation system that assists in implementing Environmental Improvement Program projects outside community plan areas.</p> <p>B. Additional 300,000 square feet of commercial floor area shall be reserved by TRPA and may be authorized for release after the first five years. The release of additional</p>			<p>Release of development allocations beyond Year 5 would be determined by evaluating the success of these implementing strategies and progress toward TMDL interim targets (see also EIP Subelement).</p> <p>* Once a charter agreement is signed, the existing requirement that irrevocable commitments to implement water quality EIP projects within Community Plans prior to release of CFA would be in effect.</p>

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							<p>commercial floor area shall be linked to the local jurisdiction's performance on; 1) adoption and implementation of a stormwater management plan, 2) permit compliance, 2) implementation of EIP water quality improvement projects that contribute to achieving TMDL Targets, 3) Monitoring, and 4) achieving the interim 5-year TMDL load reduction targets.</p> <p>C. The term "additional commercial floor area" shall not include tourist accommodation area, or outdoor recreation floor area, or their accessory uses, as defined by ordinance. Additional commercial floor area shall not include area added in minor remodeling of existing commercial facilities so long as no change in use occurs, there is no added traffic as a result, the increase is no more than 500 square feet or five percent of the existing facility, whichever is less, and the appropriate coverage rules apply. The exception for minor remodeling is limited to one project for a facility in a ten year period.</p> <p>D. Structures housing</p>			

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							gaming shall be considered separately under the provisions set forth in the compact.			

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.5 THE DEVELOPMENT OF ADDITIONAL OUTDOOR RECREATIONAL USES SHALL BE PURSUANT TO SHORT- AND LONG-RANGE PROGRAMS. CRITERIA FOR INCLUSION IN THESE PROGRAMS SHALL BE DEVELOPED BY ORDINANCE.	SAME, RE-NUMBERED TO POLICY PR-3.5	U	N/A	Existing Implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.6 A MAXIMUM OF 1,500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1992 THROUGH 1996, INCLUSIVE. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. UNUSED ALLOCATIONS MAY BE REALLOCATED BY THE LOCAL JURISDICTIONS IN SUCCESSIVE YEARS THROUGH 1996. THE ALLOCATION OF THESE RESIDENTIAL UNITS SHALL BE MADE AS FOLLOWS:	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.7 A MAXIMUM OF 1500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1997 THROUGH 2001. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. UNUSED ALLOCATIONS FROM 1996 AND PRIOR YEARS SHALL NOT BE REISSUED TO THE LOCAL JURISDICTIONS. THE ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY IMPROVEMENTS, AND MONITORING. UNUSED ALLOCATIONS FROM	NONE	d	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>1997 AND LATER YEARS SHALL BE ASSIGNED TO AN ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO REWARD A JURISDICTION'S GOOD PERFORMANCE AND TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED BY TRPA.</p>				

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.8 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED AFTER 1997. DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:	NONE		Policy has expired. See new Policy PR-3.4 for updated allocation schedule.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.9 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.	NONE		Policy has expired. See new Policy PR-3.3 for updated allocation schedule.	N/A

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.10 A MAXIMUM OF 1475 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 2002 THROUGH 2006. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE ASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. ALL UNALLOCATED OR DEDUCTED ALLOCATIONS SHALL NOT BE PLACED INTO THE ALLOCATION POOL. THE ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY EIP IMPROVEMENTS, AND MONITORING AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED BY TRPA.</p>				

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.11 FROM JANUARY 1, 2007, THE MAXIMUM ADDITIONAL RESIDENTIAL UNITS THAT MAY BE AUTHORIZED IS EQUAL TO THE NUMBER OF UNITS IN THE ALLOCATION POOL CARRIED OVER FROM 2006 PLUS THE 236 UNUSED PRIOR TO 1996 ALLOCATIONS THAT SHALL BE ADDED TO THE POOL. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE REASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>ALLOCATION, APPLICANTS FOR MODERATE HOUSING UNITS UNDER THE MODERATE HOUSING PROGRAM TO RECEIVE ALLOCATIONS, AND FOR LOCAL JURISDICTIONS TO EARN ALLOCATIONS FOR ANNUAL DISTRIBUTION. ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY IMPROVEMENTS AND MONITORING, AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR FOR LOCAL JURISDICTIONS SHALL NOT EXCEED THE FOLLOWING:</p>				

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	PR-4 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	U	Goal is re-numbered	DI3.1 TRANSFERS OF RESIDENTIAL DEVELOPMENT RIGHTS TO PARCELS IN AREAS DESIGNATED AS RECEIVING AREAS IN PLAN AREA STATEMENTS MAY BE PERMITTED. THE NUMBER OF DEVELOPMENT RIGHTS THAT MAY BE TRANSFERRED IS LIMITED TO ONE UNIT FOR UNDEVELOPED PARCELS, OR TO THE NUMBER OF RESIDENTIAL UNITS EXISTING ON A DEVELOPED PARCEL. A. Residential development rights may be transferred with approval of TRPA. Residential development rights transferred from undeveloped parcels may only be exercised on a receiving parcel, upon receiving a residential allocation in accordance with the provisions regarding those allocations. B. As provided in Goal #2 of this subelement and Goal #2 of the	PR-4.1 TRANSFERS OF RESIDENTIAL DEVELOPMENT RIGHTS TO PARCELS IN AREAS DESIGNATED AS RECEIVING AREAS IN PLAN AREA STATEMENTS MAY BE PERMITTED. THE NUMBER OF DEVELOPMENT RIGHTS THAT MAY BE TRANSFERRED IS LIMITED TO ONE UNIT FOR UNDEVELOPED PARCELS, OR TO THE NUMBER OF RESIDENTIAL UNITS EXISTING ON A DEVELOPED PARCEL. A. Residential development rights may be transferred with approval of TRPA. Residential development rights transferred from undeveloped parcels may only be exercised on a receiving parcel, upon receiving a residential allocation in accordance with the provisions regarding those allocations. B. As provided in Goal PR-3 of this subelement and Goal LU-2 of the Land Use Subelement, up to 1000 bonus units may be granted to parcels for multi-residential units in	A	Policy re-numbered and amended for consistency with updated allocations numbers.	Existing Implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>Land Use Subelement, up to 1,400 bonus units may be granted to parcels for multi-residential units in conjunction with transfer of development rights from other parcels or other agency incentive programs. Ordinances shall establish detailed provisions which shall provide for bonuses of varying amounts in relation to a right transferred or implementation of an agency incentive program, depending on the public benefits being provided by the project. More bonuses shall be granted for projects within community plans than for those outside CPs. Other benefits to consider shall include the extent of coverage planned, transportation improvements, water quality improvements, and scenic improvements. More bonuses shall be granted for projects designed to house local residents at median income or below.</p>	<p>conjunction with transfer of development rights from other parcels or other agency incentive programs. Ordinances shall establish detailed provisions which shall provide for bonuses of varying amounts in relation to a right transferred or implementation of an agency incentive program, depending on the public benefits being provided by the project. More bonuses shall be granted for projects within designated nodes and community plans than for those outside CPs. Other benefits to consider shall include the extent of coverage planned, transportation improvements, water quality improvements, and scenic improvements. More bonuses shall be granted for projects designed to house local residents at median income or below.</p>			

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.2 TRANSFERS OF EXISTING TOURIST ACCOMMODATION UNITS INTO DESIGNATED AREAS MAY BE PERMITTED. A. Existing tourist accommodation units may be transferred to designated areas, in conjunction with TRPA approval of a project. The buildings shall be removed and the site restored, except in special circumstances of public benefits as set forth by ordinance. B. §As provided in Goal #2 of this subelement and Goal #2 of the land Use Subelement, up to 400 additional units may be granted as bonus units in conjunction with transfer of development. Ordinances shall establish detailed provisions which shall allow bonuses of varying amounts in relation to a unit transferred, depending on the public benefits being provided by the project. No bonuses shall be allowed for	PR-4.2 TRANSFERS OF EXISTING TOURIST ACCOMMODATION UNITS INTO DESIGNATED AREAS MAY BE PERMITTED. A. Existing tourist accommodation units may be transferred to designated areas, in conjunction with TRPA approval of a project. The buildings shall be removed and the site restored, except in special circumstances of public benefits as set forth by ordinance. B. As provided in Goal PR-3 of this subelement and Goal LU-2 of the land Use Subelement, up to 200 additional units may be granted as bonus units in the first ten years of the plan in conjunction with transfer of development. Ordinances shall establish detailed provisions which shall allow bonuses of varying amounts in relation to a unit transferred, depending on the public benefits being provided by the project. No bonuses shall be allowed for projects outside adopted CPs. Benefits to consider shall include extent of	A	Poily re-numbered and amended for clarity.	Existing Implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						projects outside adopted CPs. Benefits to consider shall include extent of coverage planned, transportation improvements, water quality improvements, scenic improvements, and accessory services provided.	coverage planned, transportation improvements, water quality improvements, scenic improvements, and accessory services provided.			

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.3 LAND COVERAGE MAY BE TRANSFERRED AS SET FORTH IN GOAL #3, POLICY 2, OF THE LAND USE SUBELEMENT, WITHIN THE RELATED HYDROLOGIC AREA, PROVIDED THE COVERAGE LIMITS SET FORTH IN THE LAND USE SUBELEMENT ARE NOT EXCEEDED. The transfer of land coverage may be implemented by parcel consolidation, parcel retirement, land coverage banking systems or other mechanisms approved by the TRPA. A. Coverage utilized as mitigation for excess coverage on commercial and tourist accommodation projects shall be existing hard coverage as defined by ordinance, except where the Governing Board finds that there is an inadequate supply of hard coverage at a reasonable cost in the	PR-4.3 LAND COVERAGE MAY BE TRANSFERRED AS SET FORTH IN GOAL LU-4, POLICY LU-4.2, OF THE LAND USE SUBELEMENT, WITHIN THE RELATED HYDROLOGIC AREA, PROVIDED THE COVERAGE LIMITS SET FORTH IN THE LAND USE SUBELEMENT ARE NOT EXCEEDED. The transfer of land coverage may be implemented by parcel consolidation, parcel retirement, land coverage banking systems or other mechanisms approved by the TRPA. A. Coverage utilized as mitigation for excess coverage on commercial and tourist accommodation projects shall be existing hard coverage as defined by ordinance, except where the Governing Board finds that there is an inadequate supply of hard coverage at a reasonable cost in the related hydrologic area. In that event, the Board may authorize an increase in the supply of coverage for transfer in the following order of priority: (1) including existing soft	A	Policy re-numbered and amended for clarity.	Existing Implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>related hydrologic area. In that event, the Board may authorize an increase in the supply of coverage for transfer in the following order of priority: (1) including existing soft coverage or disturbed areas within the definition of coverage; (2) including potential coverage; and (3) redefining the hydrologic boundaries in that area. Potential coverage shall be defined as base coverage.</p> <p>B. Coverage transferred or used as mitigation to accommodate residential projects, outdoor recreation projects, public service projects, regional public facilities, and public health and safety facilities may be either existing or potential coverage. Potential coverage shall be defined as base coverage.</p> <p>C. Linear public facilities projects, when transferring or mitigating coverage over base coverage, shall have the option of transferring hard or soft coverage in accordance</p>	<p>coverage or disturbed areas within the definition of coverage; (2) including potential coverage; and (3) redefining the hydrologic boundaries in that area. Potential coverage shall be defined as base coverage.</p> <p>B. Coverage transferred or used as mitigation to accommodate residential projects, outdoor recreation projects, public service projects, regional public facilities, and public health and safety facilities may be either existing or potential coverage. Potential coverage shall be defined as base coverage.</p> <p>C. Linear public facilities projects, when transferring or mitigating coverage over base coverage, shall have the option of transferring hard or soft coverage in accordance with these provisions.</p> <p>D. TRPA, in cooperation with other agencies, shall establish a land coverage banking system. TRPA, to the extent possible, shall utilize a land coverage banking system to facilitate the elimination of excess land coverage and to provide transfer mechanisms. TRPA shall certify appropriate entities to acquire land coverage</p>			

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>with these provisions.</p> <p>D. TRPA, in cooperation with other agencies, shall establish a land coverage banking system.</p> <p>TRPA, to the extent possible, shall utilize a land coverage banking system to facilitate the elimination of excess land coverage and to provide transfer mechanisms. TRPA shall certify appropriate entities to acquire land coverage and implement restoration programs pursuant to this policy.</p> <p>E. Coverage transfers shall be at a ration of 1:1 or greater. Each square foot of coverage added by transfer shall require removal of one square foot of coverage, except for the special provision for additional commercial coverage over 50 percent, as set forth in the Land Use Subelement Goal #3, Policy 2.B and other rations as set by this plan.</p> <p>F. Coverage transferred for a single-family house shall be from a</p>	<p>and implement restoration programs pursuant to this policy.</p> <p>E. Coverage transfers shall be at a ratio of 1:1 or greater. Each square foot of coverage added by transfer shall require removal of one square foot of coverage, except for the special provision for additional commercial coverage over 50 percent, as set forth in the Land Use Subelement Goal LU-3, Policy LU-4.2.B and other ratios as set by this plan.</p> <p>F. Coverage transferred for a single-family house shall be from a parcel equal to, or more environmentally sensitive than, the receiving parcel.</p> <p>G. In the case of individual parcels containing a stream environment zone (SEZ), the amount of coverage attributable to the SEZ portion of the parcel may be transferred to the non-SEZ portion of the parcel or may be utilized in the SEZ pursuant to the access provision set forth in the Stream Environment Zone Subelement.</p>			

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>parcel equal to, or more environmentally sensitive than, the receiving parcel.                      G. In the case of individual parcels containing a stream environment zone (SEZ), the amount of coverage attributable to the SEZ portion of the parcel may be transferred to the non-SEZ portion of the parcel or may be utilized in the SEZ pursuant to the access provision set forth in Goal #1, Policy 5, of the Stream Environment Zone Subelement.</p>				

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.4 THE RESIDENTIAL PERMIT ALLOCATION SYSTEM SHALL PERMIT THE TRANSFER OF BUILDING ALLOCATIONS FROM PARCELS LOCATED ON SENSITIVE LANDS TO MORE SUITABLE PARCELS. As part of the permit allocation system, TRPA shall permit the transfer of building allocations from parcels in stream environment zones, Land Capability Districts 1-3, lands determined to be sensitive under IPES, or Class 1-4 shorezones, to parcels outside of these areas. However, no allocations shall be transferred to any parcel that is below the level defining the IPES top rank on January 1, 1989 unless the number of vacant parcels in the top rank is less than one-half the total inventory in that jurisdiction. Recipients of allocations may transfer across jurisdictional boundaries so long as	SAME RE-NUMBERED TO POLICY PR-4.4	A	Policy re-numbered	Existing Implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						the jurisdiction to which allocations are transferred has capacity to serve the additional development, both jurisdictions approve the transfer, and the receiving parcel is in land capability districts 4-7 or has an IPES rating above the January, 1989 level. Such inter-jurisdictional transfers shall be counted against the number of permits allocated to the jurisdiction from which the allocations are transferred.				

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.5 BEFORE TRANSFER OF ANY DEVELOPMENT RIGHT OR LAND COVERAGE UNDER THIS GOAL IS EFFECTIVE, THE TRANSFEROR LOT SHALL BE APPROPRIATELY RESTRICTED OR RETIRED. IN THE CASE WHERE AN ALLOCATION HAS BEEN TRANSFERRED, OR ALL THE DEVELOPMENT RIGHTS OR COVERAGE HAS BEEN TRANSFERRED OFF A PARCEL DEEMED INAPPROPRIATE FOR FUTURE DEVELOPMENT, THE ENTIRE PARCEL SHALL BE RETIRED. In restricting or retiring a parcel, the implementing ordinances shall consider the retirement of all bonded indebtedness, site restoration, removal of future development potential, disclosure statements, public	SAME RE-NUMBERED TO POLICY PR-4.5	A	Policy re-numbered	Existing Implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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						notice or recordation, and other requirements TRPA deems necessary. All transfers shall be approved by the affected jurisdictions.				

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.6 TRANSFERS OF DEVELOPMENT RIGHTS, OTHER THAN LAND COVERAGE, SHALL BE LIMITED TO EQUIVALENT USES WITH NO INCREASE IN THE PARAMETERS BY WHICH THE USES ARE MEASURED BY THIS PLAN (E.G., FLOOR AREA, UNITS, PAOT). EQUIVALENT USES SHALL BE DEFINED BY ORDINANCE. DEVELOPMENT IMPACTS DUE TO THE RESULTING PROJECTS SHALL BE ADDRESSED AS PART OF THE PROJECT REVIEW PROCESS.	SAME, RE-NUMBERED TO POLICY PR-4.6	A	Policy re-numbered	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock		DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threshold impacts.	NONE	PR-5.1 ALL PROJECTS WILL COMPLETELY OFFSET THEIR ENVIRONMENTAL THRESHOLD IMPACTS.	N	New policy proposed to require projects to address all impacts to thresholds and not just air quality and water quality.	Existing Implementation measures

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threshold impacts.	DI4.1 NEW RESIDENTIAL, COMMERCIAL, AND PUBLIC PROJECTS SHALL COMPLETELY OFFSET THEIR WATER QUALITY IMPACTS THROUGH ONE OF THE FOLLOWING METHODS: A. Implementing off-site erosion and runoff control projects as a condition of project approval and subject to Agency concurrence as to effectiveness, or B. Contributing to a fund established by the Agency for implementing off-site erosion and runoff control projects. The amount of such contributions is established by Agency ordinance. This policy continues the water quality mitigation funds established as part of TRPA's Lake Tahoe Basin Water Quality Management Plan. The fee schedules and distribution formula shall be reviewed and revised as part of the Agency's implementing	PR-5.2 NEW RESIDENTIAL, COMMERCIAL, TOURIST AND PUBLIC PROJECTS WILL COMPLETELY OFFSET THEIR WATER QUALITY IMPACTS THROUGH ONE OF THE FOLLOWING METHODS: A. Implementing off-site erosion and runoff control projects as a condition of project approval and subject to Agency concurrence as to effectiveness, or B. Contributing to a fund established by the Agency for implementing off-site erosion and runoff control projects. The amount of such contributions is established by Agency ordinance. This policy continues the water quality mitigation funds established as part of TRPA's Lake Tahoe Basin Water Quality Management Plan. The fee schedules and distribution formula shall be reviewed and revised as part of the Agency's implementing ordinances and programs.	A	Amended policy adds tourist projects to also offset their water quality impacts.	Existing Implementation measures

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						ordinances and programs.				

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1.13.2 PR & IS/J. Hitchcock		DI4	PR-5	A	Goal is broadened to address all environmental threshold impacts.	DI4.2 ALL PROJECTS SHALL OFFSET THE TRANSPORTATION AND AIR QUALITY IMPACTS OF THEIR DEVELOPMENT.	PR-53 ALL PROJECTS WILL OFFSET THE TRANSPORTATION IMPACTS OF THEIR DEVELOPMENT., A. Implementing off-site air quality control projects as a condition of project approval and subject to verification and TRPA concurrence as to effectiveness, or B. Contributing to a fund established and approved by the TRPA for implementing off-site air quality improvement projects. The amount of such contributions is established by Agency ordinance based on actual costs for air quality mitigation.	A	Amended for clarity.	Existing Implementation measures
<b>Alternative 2 - ENVIRONMENTAL IMPROVEMENT</b>										

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1: IN CONSULTATION WITH EIP PARTNER AGENCIES, DEVELOP PROGRAM AREAS AND FIVE-YEAR PROJECT LISTS AIMED AT MAKING SUBSTANTIAL PROGRESS TOWARD ACHIEVING, AND MAINTAINING, THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND IMPLEMENTING COMPACT TRANSPORTATION REQUIREMENTS	N	Establishes purpose and core content of EIP	NONE	EI-1.1 THE EIP WILL BE DEVELOPED, UPDATED AND MANAGED AS REGIONAL PLAN IMPLEMENTATION STRATEGY	N	Identifies EIP as an implementation strategy of the Regional Plan.	

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.2 THE EIP SHALL CONTAIN THE FOLLOWING MINIMUM PROGRAM AREAS: 1) WATERSHEDS, HABITAT & WATER QUALITY, 2) FOREST MANAGEMENT, 3) AIR QUALITY AND TRANSPORTATION, 4) RECREATION AND SCENIC RESOURCES, 5) APPLIED SCIENCE AND 6) PROGRAM ADMINISTRATION	N	Policy identifies program areas of EIP	EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.3 PROGRAM AREAS SHALL INCLUDE PROGRAM DESCRIPTIONS, PROGRAMMATIC TARGETS AND 10-YEAR FUNDING TARGETS.	N	Defines content of program areas	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.4 A FIVE YEAR LIST OF PRIORITY PROJECTS CONSISTANT WITH PROGRAM AREAS WILL BE DEVELOPED AND UPDATED ANNUALLY	N	Establishes nexus between program areas and project list and requires the "list" which is the specific actions or implementation measures to be taken	EIP.IMP-1

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.5 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES TO DEVELOP PRIORITY PROJECTS CONSISTENT WITH THE EIP.	N	This policy was previously located in the Financing sub-element (Goal 2, Policy 1) and has been updated to reflect the EIP (as opposed to CIP) and moved to the "EIP" section since the policy relates to development of the EIP project list.	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	F1 IN COOPERATION WITH OTHER AGENCIES, PROVIDE FUNDS TO CARRY OUT THE CAPITAL IMPROVEMENTS PROGRAM AND OTHER PROGRAMS OF THE REGIONAL PLAN, PROVIDE FOR REVENUE SOURCES THAT DISTRIBUTE COSTS EQUITABLY AMONG THE USERS OF THE BASIN, MEET PERFORMANC	EI-2: SUPPORT THE ENVIRONMENTAL IMPROVEMENT PROGRAM, AND OTHER PROGRAMS OF THE REGIONAL PLAN, BY IDENTIFYING A DIVERSITY OF FUNDING SOURCES AND ASSISTING IN THEIR DEVELOPMENT.	A	Goal is changed to reference EIP as opposed to CIP	F1-1 TRPA SHALL DEVELOP AND CARRY OUT FINANCIAL PROGRAMS TO PROVIDE THE FUNDING NECESSARY TO IMPLEMENT THE CAPITAL IMPROVEMENTS PROGRAM FOR WATER QUALITY AND TRANSPORTATION.	EI-2.1 TRPA SHALL DEVELOP AND CARRY OUT FINANCIAL PROGRAMS TO PROVIDE THE FUNDING NECESSARY TO ASSIST IN THE IMPLEMENTATION OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM.	A	Deleted reference to "capital improvement program for water quality and transportation" in order to recognize need to fund all aspects of the EIP. Chaged policy to state that financial programs would be developed provide funding to implement CIP to "asssit in the implementation." Previous policy seemed to impley that TRPA would develop finanacial programs to provide funding to implement the entire EIP.	EIP.IMP-1

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		E OBJECTIVES, AND ATTAIN ENVIRONMENTAL THRESHOLDS.								
1.13.3 EIP/P. Nielsen	NONE	F1	EI-2	A	Goal is changed to reference EIP as opposed to CIP	F2-2 FINANCIAL PROGRAMS SHALL PROVIDE FOR AN EQUITABLE DISTRIBUTION OF COSTS AMONG GOVERNMENTAL ENTITIES AND BASIN USER GROUPS.	EI-2-2 FINANCIAL PROGRAMS SHALL PROVIDE FOR AN EQUITABLE DISTRIBUTION OF COSTS AMONG GOVERNMENTAL ENTITIES AND BASIN USER GROUPS.	U		EIP.IMP-1

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1.13.3 EIP/P. Nielsen	NONE	F1	EI-2	A	Goal is changed to reference EIP as opposed to CIP	NONE	EI-2.3 DEVELOP A FINANCE PLAN WHICH SUMMARIZES PROGRAM FINANCIAL NEEDS, ESTABLISHES FUNDING SECTOR SHARES (I.E. FEDERAL, STATE LOCAL, PRIVATE) IDENTIFIES DEXISTING AND POTENTIAL SOURCES OF FUNDS FOR THE PROGRAM, DETERMINES FUNDING GAPS, AND DEVELOPES A PROJECTION OF REVENUES NEEDED TO FUND ACTION PRIORITIES.	N	Establishes requirement to prepare a finance plan	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	F2 COORDINATE THE REVENUE PROGRAM FOR IMPLEMENTATION OF THE REGIONAL PLAN WITH OTHER RESPONSIBLE AGENCIES; DIRECT THE UTILIZATION OF REGIONAL REVENUES TO SOLVE HIGH-PRIORITY WATER QUALITY AND	EI-3: COORDINATE THE REVENUE PROGRAM FOR IMPLEMENTATION OF THE REGIONAL PLAN WITH OTHER RESPONSIBLE AGENCIES; ASSIST IN DIRECTING THE UTILIZATION OF REGIONAL REVENUES TO IMPELENT THE ENVIRONMENTAL IMPROVEMENT PROGRAM.	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-1 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES AND ESTABLISH REGIONAL WATER QUALITY AND TRANSPORTATION PROJECT PRIORITIES CONSISTENT WITH THE REGIONAL PLAN.	See Policy EI-1.5	A	Modified and moved to "Environmental Improvement Progam" section (See Policy RS 1.5)	

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		TRANSPORTATION PROBLEMS.								
1.13.3 EIP/P. Nielsen	NONE	F2	EI-3	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-2 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES IN THE DEVELOPMENT AND IMPLEMENTATION OF LONG-TERM REVENUE PROGRAMS, TO AVOID DUPLICATION OF EFFORT, AND TO IMPROVE THE EFFICIENCY OF CAPITAL PROGRAMS.	EI-3.1 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES IN THE DEVELOPMENT AND IMPLEMENTATION OF REVENUE PROGRAMS, TO AVOID DUPLICATION OF EFFORT, AND TO IMPROVE THE EFFICIENCY OF ENVIRONMENTAL IMPROVEMENT PROGRAM	A	Updated to acknowledge EIP which did not exist when original policies were developed.	In Alternative 2, an Implementation Measure is proposed that requires a local revenue source be in place within the first five years of the Regional Plan Update to provide funds to implement the local share of the EIP. It allows for commercial allocations to be distributed within the first five years but disallows additional distributions after five years unless a revenue source is in place. See Institutional and Performance Review and

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										Implementation Scheduling Subelements for implementation measure.
1.13.3 EIP/P. Nielsen	NONE	F2	EI-3	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-3 REGIONAL REVENUE SOURCES SHALL BE APPLIED TO HIGH-PRIORITY CAPITAL IMPROVEMENTS THROUGHOUT THE REGION.	EI-3.2 REGIONAL REVENUE SOURCES SHALL BE APPLIED TO HIGH-PRIORITY EIP PROJECTS THROUGHOUT THE REGION.	A	Updated to acknowledge EIP which did not exist when original policies were developed.	The use of mitigation funds, which are a form of local regional revenue, are implementation measures that are included in other sections of the Code.

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1.13.3 EIP/P. Nielsen	NONE	F3 THROUGH A CAPITAL IMPROVEMENTS PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MONITORING AND EVALUATION SUBELEMENT FOR REDUCTIONS IN LOADS OF DISSOLVED INORGANIC NITROGEN TO LAKE TAHOE AND RESTORATION OF SEZS.	EI-4 THROUGH THE ENVIRONMENTAL IMPROVEMENT PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MONITORING AND EVALUATION SUBELEMENT TO ACHIVE SUBSTANTIAL PROGRESS TOWARD THRESHOLD ATTAINMENT.	A	Recognizes the goal of the EIP to help meet performance targets for all thresholds	F3-1 LOCAL UNITS OF GOVERNMENT, STATE TRANSPORTATION DEPARTMENTS, AND OTHER AGENCIES SHALL BE RESPONSIBLE FOR CARRYING OUT CAPITAL IMPROVEMENTS FOR WATER QUALITY, WITH OVERSIGHT BY TRPA. FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES SHALL BE MADE AVAILABLE TO LOCAL GOVERNMENTS.	EI-4.1 LOCAL UNITS OF GOVERNMENT, STATE AND FEDERAL AGENCIES AND PRIVATE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CARRYING OUT CAPITAL PROJECTS IDENTIFIED IN THE EIP, WITH OVERSIGHT BY TRPA. FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES SHALL BE MADE AVAILABLE TO LOCAL GOVERNMENTS.	A	Inserted "Federal agencies" and "private property owners" to recognize their role in implementing the EIP.	Numerous Code provisions (e.g. BMP Retrofit Ordinance, allocation of developmet provisions, etc) result in sector participation in EIP.

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1.13.3 EIP/P. Nielsen	NONE	F3	EI-4	A	Recognizes the goal of the EIP to help meet performance targets for all thresholds	F3-2 LOCAL UNITS OF GOVERNMENT AND STATE TRANSPORTATION DEPARTMENTS SHALL GENERALLY OBSERVE THE WATER QUALITY PRIORITIES SET FORTH IN THE CAPITAL IMPROVEMENTS PROGRAM TO ENSURE THAT CAPITAL IMPROVEMENTS AND AVAILABLE REVENUES ARE CONSISTENT.	EI-4.2 LOCAL UNITS OF GOVERNMENT, STATE AND FEDERAL AGENCIES AND PRIVATE PROPERTY OWNERS SHALL OBSERVE THE PRIORITIES SET FORTH IN THE ENVIRONMENTAL IMPROVEMENT PROGRAM TO ENSURE THAT CAPITAL IMPROVEMENTS AND AVAILABLE REVENUES ARE CONSISTENT.	A	Deleted the word "generally" to ensure fundng is focused on the priorities of the EIP instead of "generally focused." Inserted "Federal agencies" and "private property owners" to recognize their role in implementing the EIP.	Numerous Code provisions (e.g. BMP Retrofit Ordinance, allocation of developmet provisions, etc) result in sector participation in EIP.
1.13.3 EIP/P. Nielsen	NONE	F3	EI-4	A	Recognizes the goal of the EIP to help meet performance targets for all thresholds	F3-3 ALL CAPITAL IMPROVEMENTS PROJECTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE HANDBOOK OF BEST MANAGEMENT PRACTICES.	DELETED	D	Seems like a random reference to the BMP Hanbook and is more like language that should be in the water quality section of the Code.	N/A

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1.13.3 EIP/P. Nielsen	NONE	F4 THROUGH A CAPITAL IMPROVEMENTS PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MANAGEMENT AND EVALUATION SUBELEMENT FOR REDUCTIONS IN VEHICLE MILES TRAVELLED AND EMISSIONS OF OXIDES OF NITROGEN FOR PHASES I-IV OF THE TRANSPORTATION ELEMENT.	EI-5 THROUGH THE EIP MEET THE TRANSPORTATION GOALS IDENTIFIED IN THE REGIONAL TRANSPORTATION PLAN	A	The RTP includes performance standards for transportation and the TTD role is defined by the associated policies	F4-1 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL BE RESPONSIBLE FOR CARRYING OUT THE TRANSPORTATION PORTION OF THE CAPITAL IMPROVEMENTS PROGRAM, WITH FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES, AND WITH THE OVERSIGHT OF TRPA.	EI-4.1 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL BE RESPONSIBLE FOR CARRYING OUT THE TRANSPORTATION PORTION OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM, WITH FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES, AND WITH THE OVERSIGHT OF TRPA.	A	Changed CIP to EIP	EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP, including the five-year list of projects which represent the priority projects that are eligible for funding through the use of mitigation fees, SNPLMA, NV Bond, etc. Chapter 4 of the Code specifies the level of review for all activities, including transportation projects. Chapter 5 outlines the environmental documentation requirements for those activities.

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1.13.3 EIP/P. Nielsen	NONE	F4	EI-5	A	The RTP includes performance standards for transportation and the TTD role is defined by the associated policies	F4-2 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL OBSERVE THE TRANSPORTATION IMPROVEMENT PRIORITIES SET FORTH IN THE CAPITAL IMPROVEMENTS PROGRAM TO ENSURE THE APPROPRIATE PHASING OF IMPROVEMENTS AND THAT CAPITAL IMPROVEMENTS PROGRAMS ARE CONSISTENT WITH AVAILABLE FUNDING.	EI-4.2 THE TAHOE TRANSPORTATION DISTRICT, LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT AND PRIVATE ENTITIES SHALL OBSERVE THE TRANSPORTATION IMPROVEMENT PRIORITIES SET FORTH IN THE ENVIRONMENTAL IMPROVEMENT PROGRAM TO ENSURE THE APPROPRIATE PHASING OF IMPROVEMENTS AND THAT CAPITAL IMPROVEMENTS PROGRAMS ARE CONSISTENT WITH AVAILABLE FUNDING.	A	Changed CIP to EIP	
1.13.3 EIP/P. Nielsen	NONE	F4	EI-5	A	The RTP includes performance standards for transportation and the TTD role is defined by the associated policies	F4-3 TRPA SHALL REVIEW AND APPROVE ALL TRANSPORTATION-RELATED CAPITAL IMPROVEMENTS PROJECTS.	DELETED	D		

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-5 CLIMATE CHANGE THE EIP WILL ADDRESS GLOBAL CLIMATE CHANGE WITH THE AIM OF REDUCING GREENHOUSE GAS EMISSIONS	N		NONE	EI-5.1 THE EIP WILL IDENTIFY RESWOURCE MANAGEMENT ACTIVITIES THAT CONTRIBUTE TO THE REDUCTION OF GLOBAL GREENHOUSE GASES AND TRACK REDUCTIONS ANNUALLY.	N		
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-5	N		NONE	EI-5.2 THE EIP WILL DEVELOP AN ADAPTATION STRATEGY TO ENSURE PROJECTS ARE DESIGNED TO BE EFFECTIVE OVER THE LONG TERM IN A CHANGING CLIMATE.	N		Resource managers in the Sierra are not currently changing the way environmental improvement projects are designed due to climate change considerations. Specific implementation measures will be developed in the future if climate change impacts are significant enough to require different approaches to designing and implementing EIP projects.

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-5	N		NONE	EI-5.3 THE BEST AVAILABLE SCIENCE WILL BE EMPLOYED TO DESIGN EIP PROJECTS TO ADAPT TO CLIMATE CHANE AND TO BETTER ACCOUNT FOR CARBON SEQUESTRATION RESULTING FROM RESOURCE MANAGEMENT PROJECTS.	N		Resource managers in the Sierra are not currently changing the way environmental improvement projects are designed due to climate change considerations. Specific implementation measures will be developed in the future if climate change impacts are significant enough to require different approaches to designing and implementing EIP projects.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-6 PROGRESS TRACKING DEVELOP A SYSTEM FOR TRACKING PROGRESS OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM	N	Acknowledges need for accountability and program progress	NONE	EI-6.1 EIP PROJECT IMPLEMENTERS AND FUNDING ENTITIES WILL REPORT ANNUALLY TO TRPA ON THE ACCOMPLISHMENTS OF PROGRAM ACCOMPLISHMENTS AND FUNDING EXPENDITURES.	N	Requires implementers to report the required information so annual reporting can occur	Amend Code Chapter 38 (Tracking, Accounting and Banking) to specify the reporting elements of the EIP.

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-6	N	Acknowledges need for accountability and program progress	NONE	EI-6.2 ANNUAL REPORTING ON PROGRAM PROGRESS SHALL USE A COMMON AND CONSISTENT METHODOLOGY.	N	Identifies need to standardize the reporting approach as opposed to having different processes and products every year	Amend Code Chapter 38 (Tracking, Accounting and Banking) to specify the reporting elements of the EIP.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-7 ADAPTIVE MANGEMENT USE RESULTS AND RECOMMENDATIONS FROM SCIENCE AND MONITORING TO INFORM PROGRAM EFFECTIVENESS AND PRIORITIES	N	Establishes goal of having the EIP be a dynamic program that can change priorities and appraoches to resource managment issues based on new infomration generated through sound science	NONE	EI-7.1 PROJECT EFFECTIVENESS AND STATUS AND TREND MONITORING SHALL BE INCORPORATED INTO THE EIP	N	Incorporates status and trend monitoring efforts into the EIP as a program element.	EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP which includes an Applied Scienc Focus Area that specifies project effectiveness and status and trend monitoring needs.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-7	N	Establishes goal of having the EIP be a dynamic program that can change priorities and appraoches to resource managment issues based on new infomration generated through sound science	NONE	EI-7.2 DEVELOP AN ANNUAL PROCEEDURE THAT ALLOWS EIP SCIENCE PROGAM RESULTS TO INFORM AND GUIDE EIP CAPITAL PROJECT DEVELOPMENT AND IMPLEMENTATION.	N	Requires a process that ensures science results are shared with EIP program managers, partners, implementers and policy makers and used to inform project and program implementation.	Amend Chapter 32 (Regional Plan and Threshold Review) to require the synthesis of relevant scientific project effectiveness monitoring results to inform capital project development.

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-8 EDUCATION INFORM AND EDUCATE THE PUBLIC ON GOALS AND ACCOMPLISHMENTS OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM	N		NONE	EI-8.1 DEVELOP LEGISLATIVE BRIEFING PACKETS AND AGENDAS AS NEEDED TO DESCRIBE EIP PROGRAM STATE AND FEDERAL LEGISLATIVE NEEDS	N	Establishes education componet of EIP and requires deveopment of legislative agendas that are used to gain support for EIP priorities	EIP-IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-8	N		NONE	EI-8.2 ASSIST EIP PARTNERS IN GAINING SUPPPORT FOR EIP LEGISLATIVE AGENDAS AND LOCAL INITIATIVES	N	Recognizes role of TRPA in gaining support for EIP	
<b>Alternative 2 -- EDUCATION AND OUTREACH</b>										
1.13.4 Education & Outreach/D. Oliver	NONE	NONE	EO-1 ENVIRONMENAL STEWARDSHIP PUBLIC EDUCATION AND COMMUNICATIONS PRODUCTS ARE CONSTRUCTED TO FOSTER GREATER UNDERSTANDING OF AGENCY PROGRAMS AND INITIATIVES AND AS A RESULT GREATER SUPPORT FOR	N	THIS GOAL FORMALIZING THE OUTREACH AND EDUCATION COMPONENT OF BROADER EFFORTS IN ALL POLICY AREAS. THROUGH EFFECTIVE EDUCATION AND OUTREACH EFFORTS, PUBLIC BUY-IN NECESSARY	NONE	EO-1.1 THE TAHOE REGIONAL PLANNING AGENCY WILL MAINTAIN A MULTI-FACETED PUBLIC EDUCATION AND COMMUNICATIONS PROGRAM CONSISTING OF INFORMATION PRODUCTS THAT INFORM DIVERSE TARGET AUDIENCES ABOUT THE AGENCY'S PROGRAMS, POLICIES AND ACTIVITIES.	N	SAME AS GOAL RATIONALE	NONE

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
			ENVIRONMENTAL STEWARDSHIP OF THE LAKE TAHOE REGION.		FOR THRESHOLD ATTAINMENT IS REALIZED.					
1.13.4 Education & Outreach/D. Oliver	NONE	NONE	EO-1	N	THIS GOAL FORMALIZING THE OUTREACH AND EDUCATION COMPONENT OF BROADER EFFORTS IN ALL POLICY AREAS. THROUGH EFFECTIVE EDUCATION AND OUTREACH EFFORTS, PUBLIC BUY-IN NECESSARY FOR THRESHOLD ATTAINMENT IS REALIZED.	NONE	EO-1.2 AGENCY INFORMATION PRODUCTS WILL INCLUDE BUT NOT BE LIMITED TO NEWS MEDIA RELATIONS, PAID MEDIA/ADVERTISING, INTERNET COMMUNICATIONS, NEWSLETTERS, BROCHURES, LECTURES, PRESENTATIONS, EDUCATIONAL CURRICULA, AND SIGNAGE.	N	BY DIVERSIFYING MEDIUMS USED TO INFORM TARGET AUDIENCES, WE ARE ASSURED VERSATILITY AND BROAD REACH NECESSARY TO MAXIMIZE IMPACT.	NONE

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.4 Education & Outreach/D. Oliver	NONE	NONE	EO-1	N	THIS GOAL FORMALIZING THE OUTREACH AND EDUCATION COMPONENT OF BROADER EFFORTS IN ALL POLICY AREAS. THROUGH EFFECTIVE EDUCATION AND OUTREACH EFFORTS, PUBLIC BUY-IN NECESSARY FOR THRESHOLD ATTAINMENT IS REALIZED.	NONE	EO-1.3 TRANSPARENT PROCESS: AS A PUBLIC AGENCY, THE TAHOE REGIONAL PLANNING AGENCY WILL MAINTAIN AN UNWAVERING COMMITMENT TO CONDUCTING ITS BUSINESS IN PUBLIC AND WITH TRANSPARENCY. AS SUCH, IT WILL BE THE AGENCY'S PRACTICE AND CULTURE TO MAINTAIN AN OPEN ACCESS POLICY TO ALL AGENCY DOCUMENTS AND RECORDS AS REQUIRED BY STATE AND FEDERAL OPEN MEETING AND PUBLIC RECORDS LAWS.	N	WHILE THE TRPA IS NOT BOUND BY STATE OPEN RECORDS LAWS, PER SE, IT IS IMPERATIVE THAT ALL BUSINESS BE CONDUCTED IN PUBLIC AND WITH FULL TRANSPARENCY AND WITH PARTICIPATION BY ALL STAKEHOLDERS ENCOURAGED. THIS WILL RESULT IN BETTER PROJECTS AND BROADER SUPPORT FOR INITIATIVES.	NONE
1.13.4 Education & Outreach/D. Oliver	NONE	NONE	EO-1	N	THIS GOAL FORMALIZING THE OUTREACH AND EDUCATION COMPONENT OF BROADER EFFORTS IN ALL POLICY AREAS. THROUGH EFFECTIVE EDUCATION AND OUTREACH EFFORTS, PUBLIC BUY-IN NECESSARY FOR THRESHOLD ATTAINMENT IS REALIZED.	NONE	EO-1.4 PUBLIC OPINION MONITORING: THE AGENCY WILL PERIODICALLY CONDUCT PUBLIC OPINION RESEARCH BOTH TO MONITOR THE EFFECTIVENESS AND EFFICIENCY OF PUBLIC EDUCATION AND COMMUNICATIONS EFFORTS AND TO GAUGE SUPPORT FOR AGENCY PROGRAMS, POLICIES AND ACTIVITIES.	N	PUBLIC OPINION RESEARCH IS AN IMPORTANT TOOL FOR MEASURING THE SUCCESS OF EDUCATION / OUTREACH PROJECTS AND FOR STRATEGIC PLANNING TO MAXIMIZE EFFECTIVENESS.	NONE

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.4 Education & Outreach/D. Oliver	NONE	NONE	EO-1	N	THIS GOAL FORMALIZING THE OUTREACH AND EDUCATION COMPONENT OF BROADER EFFORTS IN ALL POLICY AREAS. THROUGH EFFECTIVE EDUCATION AND OUTREACH EFFORTS, PUBLIC BUY-IN NECESSARY FOR THRESHOLD ATTAINMENT IS REALIZED.	NONE	EO-1.5 CONSISTENT MESSAGING: CLEAR, POSITIVE, ACCURATE, PROFESSIONAL, CONSISTENT MESSAGING IS ESSENTIAL TO FOSTER PUBLIC SUPPORT FOR THE AGENCY AND ULTIMATELY LAKE TAHOE ENVIRONMENTAL STEWARDSHIP. THIS CONSIDERATION WILL BE THE OVERRIDING CONCERN AND FOCUS OF THE PUBLIC EDUCATION ELEMENT.	N	THIS POLICY HELPS KEEP EFFORTS FOCUSED ON CORE MISSION OF THRESHOLD ATTAINMENT.	NONE

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.4 Education & Outreach/D. Oliver	NONE	NONE	EO-1	N	THIS GOAL FORMALIZING THE OUTREACH AND EDUCATION COMPONENT OF BROADER EFFORTS IN ALL POLICY AREAS. THROUGH EFFECTIVE EDUCATION AND OUTREACH EFFORTS, PUBLIC BUY-IN NECESSARY FOR THRESHOLD ATTAINMENT IS REALIZED.	NONE	EO-1.6 COLLABORATIVE MESSAGING: INTER-AGENCY COLLABORATION AND COOPERATION WILL BE A KEY CHARACTERISTIC OF THE AGENCY'S PUBLIC EDUCATION AND COMMUNICATIONS EFFORTS. TO PROVIDE THE MOST CONSISTENT AND EFFECTIVE MESSAGING POSSIBLE, THE TAHOE REGIONAL PLANNING AGENCY WILL OFFER COMMUNICATIONS AND MARKETING SUPPORT SERVICES TO PARTNER AGENCIES AND ORGANIZATIONS RELATIVE TO COLLABORATIVE EFFORTS AND ISSUES. THE AGENCY WILL AGGRESSIVELY SEEK PUBLIC OUTREACH GRANT FUNDING AND PROVIDE STAFFING AND GENERAL FUND RESOURCES TO ASSIST IN THIS EFFORT .	N	IT IS IMPORTANT THAT AGENCY AND PRIVATE PARTNERS HAVE A CONSISTENT MESSAGE. THIS COLLABORATION HELPS TO ENSURE THIS.	NONE

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1.13.4 Education & Outreach/D. Oliver	NONE	NONE	EO-1	N	THIS GOAL FORMALIZING THE OUTREACH AND EDUCATION COMPONENT OF BROADER EFFORTS IN ALL POLICY AREAS. THROUGH EFFECTIVE EDUCATION AND OUTREACH EFFORTS, PUBLIC BUY-IN NECESSARY FOR THRESHOLD ATTAINMENT IS REALIZED.	NONE	EO-1.7 EXTERNAL FUNDING: FUNDING FOR PUBLIC EDUCATION AND COMMUNICATION MATERIALS WILL BE ACCEPTED ONLY FROM IMPARTIAL, APOLITICAL SOURCES AND SHALL BE USED TO PRODUCE OBJECTIVE, EDUCATIONAL AND INFORMATIONAL PRODUCTS ONLY.	N	POLITICALLY MOTIVATED MESSAGES BY PUBLIC ENTITIES ARE PROHIBITED AND INAPPROPRIATE.	NONE
<b>Alternative 2 -- MONITORING AND EVALUATION</b>										

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1 EVALUATE PROGRESS TOWARD ATTAINING AND MAINTAINING THE ENVIRONMENTAL THRESHOLDS THROUGH THE USE OF A DETAILED MONITORING PROGRAM AND PERFORMANCE STANDARDS	ME - 1 TRPA MONITORS, EVALUATES AND REPORTS PROGRESS TOWARD ATTAINING AND MAINTAINING ADOPTED ENVIRONMENTAL THRESHOLD CAPACITIES (THRESHOLD STANDARDS) THROUGH THE IMPLEMENTATION OF A DETAILED REGIONAL SCALE STATUS AND TREND MONITORING AND EVALUATION PROGRAM.	A	Status and Trend (change) Monitoring is monitoring that provides a condition description of resources, landscapes, and ecosystems and how these conditions change over time. Status and Trend monitoring provides information on whether desired conditions, goals and numerical standards are achieved and can provide an early warning of unanticipated impacts from management or other activities. The proposed new goal language change reduces redundancy in the current G & P language and adopts monitoring terminology consistent with USFS, EIP science program, and TSC science plan and others throughout the nation. New language clarifies	ME3.1 THE AGENCY SHALL MAINTAIN AN OPERATIONAL MONITORING PROGRAM, CONSISTING OF PLANNING AND ADMINISTRATION, DATA COLLECTION, DATA STORAGE AND RETRIEVAL, AND DATA ANALYSIS. THE AGENCY SHALL USE THE PRODUCTS OF THIS PROGRAM TO IDENTIFY PROBLEMS AND EVALUATE PROGRESS UNDER THE REGIONAL PLAN.	ME-1.1 MONITORING PROGRAM IMPLEMENTATION/INTER AGENCY COOPERATION - IN COOPERATION WITH OTHER REGIONAL AGENCIES AND INSTITUTIONS, TRPA WILL DEVELOP, IMPLEMENT, AND MAINTAIN A REGIONAL SCALE STATUS AND TREND MONITORING AND EVALUATION PROGRAM IN ORDER TO ASSESS ENVIRONMENTAL CONDITIONS RELATIVE TO ESTABLISHED NUMERICAL THRESHOLD STANDARDS AND/OR DESIRED CONDITIONS FOR THE LAKE TAHOE REGION.	A	Time has shown that TRPA alone does not have the budget and personnel to to fully implement a comprehensive status and trend monitoring program. This policy recognizes the need to coordinate monitoring efforts with other agencies such that funding and personnel are leveraged to meet multiple agency monitoring mandates and needs. Policy is intended to improve coordination across agencies and science community. Also intended to improve continuity and consistency of regional status and trend monitoring and reporting efforts.	ME IMP#1 - Revise Chapter 32 to detail status and trend monitoring program elements and requirements consistent with AMF Phase IV (Status and Trend Monitoring and Evaluation Program Management System)

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
					that we are monitoring indicators to understand if we are in compliance with adopted threshold standards (not "performance standards" which are currently not defined in the exiting Regional Plan)					

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1	ME - 1	A	Status and Trend (change) Monitoring is monitoring that provides a condition description of resources, landscapes, and ecosystems and how these conditions change over time. Status and Trend monitoring provides information on whether desired conditions, goals and numerical standards are achieved and can provide an early warning of unanticipated impacts from management or other activities. The proposed new goal language change reduces redundancy in the current G & P language and adopts monitoring terminology consistent with USFS, EIP science program, and TSC science plan and others throughout the nation. New language clarifies	NONE	ME-1.2 USE THE LAKE TAHOE MANAGEMENT SYSTEM TO GUIDE THE IMPLEMENTATION OF THE REGIONAL STATUS AND TREND MONITORING AND EVALUATION PROGRAM - TRPA WILL IMPLEMENT AND MAINTAIN PROGRAM MANAGEMENT SYSTEMS FOR THE STATUS AND TREND MONITORING AND EVALUATION PROGRAM IN ORDER TO IMPROVE ITS EFFECTIVENESS AND ENSURE THAT NEW SCIENTIFIC INFORMATION IS BROUGHT FORWARD FOR CONSIDERATION BY DECISION-MAKERS. THE DOCUMENTATION FOR THE MANAGEMENT SYSTEM WILL DETAIL THE PROCESS FOR INCORPORATING RESEARCH AND MONITORING RESULTS AND RECOMMENDATION INTO REGULATORY AND MANAGEMENT DECISION MAKING.	N	No existing policy directs TRPA on what approach/process it should use to guide its monitoring program. The addition of this policy would encourage TRPA to standardize and document the program management system for the Regional Status and Trend Monitoring and Evaluation program (threshold monitoring program). Integrates results of AMF phase III (Lake Tahoe Management System report) and Phase IV Tahoe Status and Trend Monitoring and Evaluation Management System into TRPA Regional Plan. Would improve compliance with Compact V.c - to "continuously review" and "maintain" the regional plan.	ME IMP#1 - Revise Chapter 32 to detail status and trend monitoring program elements and requirements consistent with AMF Phase IV (Status and Trend Monitoring and Evaluation Program Management System)

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					that we are monitoring indicators to understand if we are in compliance with adopted threshold standards (not "performance standards" which are currently not defined in the exiting Regional Plan)					

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Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1	ME - 1	A	Status and Trend (change) Monitoring is monitoring that provides a condition description of resources, landscapes, and ecosystems and how these conditions change over time. Status and Trend monitoring provides information on whether desired conditions, goals and numerical standards are achieved and can provide an early warning of unanticipated impacts from management or other activities. The proposed new goal language change reduces redundancy in the current G & P language and adopts monitoring terminology consistent with USFS, EIP science program, and TSC science plan and others throughout the nation. New language clarifies	N/A	M/E-1.3 FUNDING - TRPA WILL ACTIVELY COORDINATE AND SEEK COOPERATION FROM OTHER LAND MANAGEMENT AND REGULATORY AGENCIES TO FUND AND IMPLEMENT REGIONAL STATUS AND TREND MONITORING AND EVALUATION PROGRAM ACTIVITIES.	N	Time has shown that TRPA alone does not have the budget and personnel to to fully implement a comprehensive status and trend (i.e., threshold indicator) monitoring program. This policy recognizes the need to coordinate monitoring efforts with other agencies such that funding and personnel are leveraged to meet multiple agency monitoring mandates and needs.	ME IMP#2 - TRPA will regularly coordinate status and trend program activities, including funding as part of the implementation of the program through regular coordination meetings detailed I the Status and Trend Monitoring and Evaluation Management System Manual.

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					that we are monitoring indicators to understand if we are in compliance with adopted threshold standards (not "performance standards" which are currently not defined in the exiting Regional Plan)					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1	ME - 1	A	Status and Trend (change) Monitoring is monitoring that provides a condition description of resources, landscapes, and ecosystems and how these conditions change over time. Status and Trend monitoring provides information on whether desired conditions, goals and numerical standards are achieved and can provide an early warning of unanticipated impacts from management or other activities. The proposed new goal language change reduces redundancy in the current G & P language and adopts monitoring terminology consistent with USFS, EIP science program, and TSC science plan and others throughout the nation. New language clarifies	Existing policy ME3.2	ME-1.4 SCIENCE COMMUNITY INTERACTION - TRPA WILL REGULARLY INTERACT WITH THE SCIENCE COMMUNITY TO PERIODICALLY REVIEW TECHNICAL ASSUMPTIONS, TECHNIQUES, AND PROCEDURES ASSOCIATED WITH STATUS AND TREND MONITORING AND EVALUATION EFFORTS.	A	Carries forward existing TRPA policy with amendments to wording to characterize nature of interaction that currently occurs between TRPA other agencies and the Tahoe Science Consortium.	ME IMP#1 - Revise Chapter 32 to detail status and trend monitoring program elements and requirements consistent with AMF Phase IV (Status and Trend Monitoring and Evaluation Program Management System). Revisions will include details on when peer review or science consistency reviews are needed.

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					that we are monitoring indicators to understand if we are in compliance with adopted threshold standards (not "performance standards" which are currently not defined in the exiting Regional Plan)					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1	ME - 1	A	Status and Trend (change) Monitoring is monitoring that provides a condition description of resources, landscapes, and ecosystems and how these conditions change over time. Status and Trend monitoring provides information on whether desired conditions, goals and numerical standards are achieved and can provide an early warning of unanticipated impacts from management or other activities. The proposed new goal language change reduces redundancy in the current G & P language and adopts monitoring terminology consistent with USFS, EIP science program, and TSC science plan and others throughout the nation. New language clarifies	Existing policy ME3.3	ME-1.5 REPORTING - INFORMATION GENERATED THROUGH STATUS AND TREND MONITORING EFFORTS WILL BE READILY AVAILABLE AND REPORTED THROUGH VARIOUS FORMS OF MEDIA TO AGENCY REPRESENTATIVES, RESEARCHERS, STAKEHOLDERS, AND OTHER INTERESTED PUBLIC ON A REGULAR BASIS	A	Policy would promote the transparency and availability of monitoring information. Amended policy recognizes new forms of media for releasing information to the public that was not available at time of existing Regional Plan	ME IMP#1 - Revise Chapter 32 to detail status and trend monitoring program elements and requirements consistent with AMF Phase IV (Status and Trend Monitoring and Evaluation Program Management System). For this policy, code language will be included that details reporting schedule and report content requirements.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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					that we are monitoring indicators to understand if we are in compliance with adopted threshold standards (not "performance standards" which are currently not defined in the exiting Regional Plan)					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1	ME - 1	A	Status and Trend (change) Monitoring is monitoring that provides a condition description of resources, landscapes, and ecosystems and how these conditions change over time. Status and Trend monitoring provides information on whether desired conditions, goals and numerical standards are achieved and can provide an early warning of unanticipated impacts from management or other activities. The proposed new goal language change reduces redundancy in the current G & P language and adopts monitoring terminology consistent with USFS, EIP science program, and TSC science plan and others throughout the nation. New language clarifies	NONE	ME-1.6 ADOPT NUMERIC THRESHOLD STANDARDS & INDICATORS - WHERE APPROPRIATE AND SCIENCE-BASED EVIDENCE EXISTS, TRPA WILL IDENTIFY NEW OR REPLACE QUALITATIVE OR VAGUELY ARTICULATED THRESHOLD STANDARDS WITH NUMERIC THRESHOLD STANDARDS THAT BEST REPRESENT DESIRED ENVIRONMENTAL VALUES AND ADOPT ASSOCIATED INDICATORS THAT QUANTITATIVELY MEASURE ENVIRONMENTAL CONDITIONS AND CHARACTERIZE DIVERGENCE FROM THRESHOLD STANDARD ATTAINMENT. THE AIM IS TO IMPROVE THE AGENCY'S ABILITY TO OBJECTIVELY, CONSISTENTLY AND COMPREHENSIVELY ASSESS ENVIRONMENTAL CONDITIONS AND TRENDS .	N	TRPA currently has a number of qualitatively expressed and/or vaguely articulated threshold standards. This situation results in a variable interpretation of threshold standard achievement. This policy moves TRPA toward adopting numeric, objective and clearly articulated threshold standards that will improve the repeatability of threshold standard achievement interpretation and clarity of understanding of what the threshold standard target is.	ME IMP#3 - Revise Chapter 32 to detail procedures and requirements for updating Regional Plan and threshold standards and indicators consistent with TRPA Resolution 82-11

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					that we are monitoring indicators to understand if we are in compliance with adopted threshold standards (not "performance standards" which are currently not defined in the exiting Regional Plan)					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1	ME - 1	A	Status and Trend (change) Monitoring is monitoring that provides a condition description of resources, landscapes, and ecosystems and how these conditions change over time. Status and Trend monitoring provides information on whether desired conditions, goals and numerical standards are achieved and can provide an early warning of unanticipated impacts from management or other activities. The proposed new goal language change reduces redundancy in the current G & P language and adopts monitoring terminology consistent with USFS, EIP science program, and TSC science plan and others throughout the nation. New language clarifies	Refines existing Policies ME1.2, ME3.2	ME 1.7 SCIENCE-BASED REGIONAL PLAN AND THRESHOLD STANDARD AMENDMENTS – TRPA WILL USE THE RESULTS OF IMPLEMENTATION, EFFECTIVENESS, AND STATUS AND TREND MONITORING AND EVALUATION EFFORTS AND BEST AVAILABLE SCIENCE TO ADJUST REGIONAL PLAN AND PROGRAM-SPECIFIC STRATEGIES TO MORE EFFECTIVELY CONSERVE AND PROTECT NATURAL RESOURCES, IMPROVE PUBLIC SAFETY AND ENHANCE RECREATION EXPERIENCE WHENEVER APPROPRIATE AND COMPREHENSIVELY EVERY 5 YEARS. RESULTS AND RECOMMENDATIONS FROM MONITORING AND RESEARCH EFFORTS SHOULD BE USED AS THE BASIS FOR THRESHOLD STANDARD MODIFICATIONS, AS APPROPRIATE.	A	Carries forward and combines two existing policies with adjustments to wording to more specifically characterize threshold reporting schedule and the role of research and monitoring results and recommendation in regional plan maintenance and threshold standard amendments.	ME IMP #4 - Update chapter 32 to promote a broad range of actions TRPA and others can take to resolve issues or mitigate impacts identified through monitoring or research results and recommendations. TRPA proposes to minimally carry forward policy Sub-language: " <i>TRPA will make adjustments to the Regional Plan in one or more of the following areas: (1) annual residential and commercial project allocations; (2) development priorities; (3) capital improvement program; (4) enforcement program; or (5) financial program</i> ". ME IMP#6 - Revise Chapter 32 to detail schedule and process for incorporating applied research finding into the Regional Plan.

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					that we are monitoring indicators to understand if we are in compliance with adopted threshold standards (not "performance standards" which are currently not defined in the exiting Regional Plan)					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME1	ME - 1	A	Status and Trend (change) Monitoring is monitoring that provides a condition description of resources, landscapes, and ecosystems and how these conditions change over time. Status and Trend monitoring provides information on whether desired conditions, goals and numerical standards are achieved and can provide an early warning of unanticipated impacts from management or other activities. The proposed new goal language change reduces redundancy in the current G & P language and adopts monitoring terminology consistent with USFS, EIP science program, and TSC science plan and others throughout the nation. New language clarifies	ME2.9, ME3.1.c, ME3.4	ME-1.8 SOCIOECONOMIC CONDITION MONITORING - TRPA WILL SUPPORT OTHER AGENCY OR ENTITIES' EFFORTS TO ASSESS THE REGION'S SOCIOECONOMIC CONDITIONS AS A COMPONENT OF THE STATUS AND TREND MONITORING AND EVALUATION PROGRAM TO PROMOTE A BETTER UNDERSTANDING OF THE POSSIBLE SOCIAL AND ECONOMIC IMPACTS OF IMPLEMENTING THE REGIONAL PLAN .	A	There has not been support from stakeholders for TRPA to carry out socioeconomic condition monitoring with the exception of monitoring associated with recreation, noise, scenic resources, and transportation indicators. However, TRPA is still interested in forwarding a policy that supports the collection and analysis of other demographic, economic and social condition indicators. The amended policy combines three existing and related policy to improve the efficiency of the G and P document.	ME IMP #5 - TRPA staff will work with local jurisdictions and other entities to include economic information into reporting products.

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement / Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
					that we are monitoring indicators to understand if we are in compliance with adopted threshold standards (not "performance standards" which are currently not defined in the exiting Regional Plan)					

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1.13.5 Monitoring & Evaluation/S. Romsos	N/A	ME2 IMPROVE UNDERSTANDING OF CAUSE AND EFFECT RELATIONSHIPS FOR LAKE TAHOE AND THE LAKE TAHOE REGION	ME-2 TRPA SUPPORTS APPLIED RESEARCH AND EFFECTIVENESS MONITORING EFFORTS TO IMPROVE UNDERSTANDING OF ECOSYSTEM PROCESSES AND TO REDUCE RISK OF ENVIRONMENTAL HARM AND UNCERTAINTY RELATED TO DEVELOPMENT AND CONSERVATION ACTIVITIES. TRPA USES RESULTS AND RECOMMENDATIONS FROM THESE EFFORTS TO IMPROVE THE EFFICACY OF LAND USE POLICIES AND CONSERVATION STRATEGIES. .	A	Applied research involves the collection of data that does not already exist or is a summary and/or synthesis of existing relevant research results or studies. The results of applied research should be used to improve our understanding of how ecosystem components interrelate or to better understand cause and effect relationships as applied to landuse, management strategies, policy, and conservation of natural and human systems in the Lake Tahoe Region. Effectiveness monitoring plays a key role in reducing uncertainty and risk of unintended negative impacts from conservation or development activities. Effectiveness monitoring is also used to validate or disprove assumptions	Refines existing Policies ME2.2, ME3.2	ME-2.1 USE OF BEST AVAILABLE SCIENCE - TRPA WILL REGULARLY REVIEW AND INCORPORATE BEST AVAILABLE SCIENTIFIC INFORMATION INTO THE REGIONAL PLAN AND ASSOCIATED PLANNING DOCUMENTS TO PROVIDE THE TECHNICAL BASIS FOR EFFECTIVE CONSERVATION STRATEGIES AND LANDUSE POLICIES.	A	Refines existing Policies 2.2, 3.2. Reaffirms TRPA commitment to use science as a basis for regulations, policy and conservation actions	ME IMP#6 - Revise Chapter 32 to detail schedule and process for incorporating applied research finding into the Regional Plan.

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					<p>about project design, conservation strategies, or policies. Typically, effectiveness monitoring, like applied research, entails testing hypotheses and thus is guided by experimental design and analysis. This goal language clarifies that TRPA need to conduct applied research and effectiveness monitoring to adaptively manage conservation activities, regulations and policies. This "goal" language is consistent with the intent of existing Goals and Policies language with the exception that the terminology is now consistent with other agencies and the TSC science plan with respect to "applied research and effectiveness monitoring".</p>					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	ME-2	A	Applied research involves the collection of data that does not already exist or is a summary and/or synthesis of existing relevant research results or studies. The results of applied research should be used to improve our understanding of how ecosystem components interrelate or to better understand cause and effect relationships as applied to landuse, management strategies, policy, and conservation of natural and human systems in the Lake Tahoe Region. Effectiveness monitoring plays a key role in reducing uncertainty and risk of unintended negative impacts from conservation or development activities. Effectiveness monitoring is also used to validate or disprove assumptions	None in M and E subelement, some policy language related to funding is included in existing "Financing" subelement for capital projects	ME-2.2 FUNDING APPLIED RESEARCH - TRPA STAFF WILL ACTIVELY SEEK GRANTS AND OTHER AVAILABLE SOURCES OF FUNDING TO SUPPORT APPLIED RESEARCH AND MONITORING NEEDS.	N	No policy currently exist in the context of monitoring and research funding. Policy encourages TRPA to actively seek alternative funding sources to fill monitoring and research funding gaps.	ME IMP #7 - TRPA staff will be encouraged to actively explore alternative funding opportunities to fulfill research and monitoring needs.

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					<p>about project design, conservation strategies, or policies. Typically, effectiveness monitoring, like applied research, entails testing hypotheses and thus is guided by experimental design and analysis. This goal language clarifies that TRPA need to conduct applied research and effectiveness monitoring to adaptively manage conservation activities, regulations and policies. This "goal" language is consistent with the intent of existing Goals and Policies language with the exception that the terminology is now consistent with other agencies and the TSC science plan with respect to "applied research and effectiveness monitoring".</p>					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	ME-2	A	Applied research involves the collection of data that does not already exist or is a summary and/or synthesis of existing relevant research results or studies. The results of applied research should be used to improve our understanding of how ecosystem components interrelate or to better understand cause and effect relationships as applied to landuse, management strategies, policy, and conservation of natural and human systems in the Lake Tahoe Region. Effectiveness monitoring plays a key role in reducing uncertainty and risk of unintended negative impacts from conservation or development activities. Effectiveness monitoring is also used to validate or disprove assumptions	NONE	ME-2.3 USE SCIENTIFIC METHOD – EXPERIMENTAL DESIGN OF RESEARCH CONDUCTED IN THE REGION SHOULD BE GUIDED BY THE SCIENTIFIC METHOD AND RESEARCH DATA SHOULD BE GENERATED BY A VARIETY OF DISCIPLINES AND RESEARCH INTERESTS, AND VALIDATED BY PEER REVIEW AND/OR SCIENTIFIC REPLICATION.	N	No current policy exist that characterizes the level of scientific rigor required by TRPA. Policy directs science funded and used by the TRPA to use the scientific method as a standard to improve the credibility of information used in decision making.	ME IMP #8 - TRPA will include a definition of the scientific method in Code of Ordinances

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					<p>about project design, conservation strategies, or policies. Typically, effectiveness monitoring, like applied research, entails testing hypotheses and thus is guided by experimental design and analysis. This goal language clarifies that TRPA need to conduct applied research and effectiveness monitoring to adaptively manage conservation activities, regulations and policies. This "goal" language is consistent with the intent of existing Goals and Policies language with the exception that the terminology is now consistent with other agencies and the TSC science plan with respect to "applied research and effectiveness monitoring".</p>					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME2	ME-2	A	Applied research involves the collection of data that does not already exist or is a summary and/or synthesis of existing relevant research results or studies. The results of applied research should be used to improve our understanding of how ecosystem components interrelate or to better understand cause and effect relationships as applied to landuse, management strategies, policy, and conservation of natural and human systems in the Lake Tahoe Region. Effectiveness monitoring plays a key role in reducing uncertainty and risk of unintended negative impacts from conservation or development activities. Effectiveness monitoring is also used to validate or disprove assumptions	ME2.1 through ME2.9, ME3.2	M-2.4 COORDINATION OF SCIENTIFIC ACTIVITIES AND COMMUNICATION OF SCIENCE NEEDS - TRPA AND OTHER APPROPRIATE AGENCIES WILL REGULARLY COORDINATE AND COMMUNICATE WITH THE SCIENCE COMMUNITY TO IMPROVE MUTUAL UNDERSTANDING OF POLICY AND MANAGEMENT UNCERTAINTIES AND RESEARCH NEEDS. TRPA WILL SUPPORT EFFORTS TO PUBLISH AND MAKE AVAILABLE TO THE PUBLIC PERIODIC REPORTS THAT HIGHLIGHT THE RESULTS AND RECOMMENDATIONS OF APPLIED RESEARCH AND EFFECTIVENESS MONITORING EFFORTS AS PART OF STATUS AND TREND MONITORING REPORTING CYCLES.	A	This policy replaces a fixed list of research needs found in the in the G & P document (2.1 to 2.9) with a dynamic list that will be regularly reviewed and revised to reflect current research needs. The amended policy continues to encourage communication (as reflected in existing policy 3.2) between the science community and TRPA as appropriate to ensure clear understanding of issues that TRPA is faced with and to ensure that TRPA understands impending scientific discoveries that TRPA needs to be aware of.	ME IMP #9 - TRPA in coordination with other agencies and the science community will maintain a list of research and monitoring needs and priorities.

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					<p>about project design, conservation strategies, or policies. Typically, effectiveness monitoring, like applied research, entails testing hypotheses and thus is guided by experimental design and analysis. This goal language clarifies that TRPA need to conduct applied research and effectiveness monitoring to adaptively manage conservation activities, regulations and policies. This "goal" language is consistent with the intent of existing Goals and Policies language with the exception that the terminology is now consistent with other agencies and the TSC science plan with respect to "applied research and effectiveness monitoring".</p>					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME3 IMPLEMENT A MONITORING PROGRAM TO EVALUATE THE ENVIRONMENTAL THRESHOLDS, THE EFFECTIVENESS OF THE REGIONAL PLAN, AND THE IMPLEMENTING ORDINANCES AND PROGRAMS.	ME-3 TRPA, IN COORDINATION WITH IMPLEMENTATION AGENCIES AND THE PRIVATE SECTOR, CONDUCTS IMPLEMENTATION MONITORING TO DISCLOSE REGIONAL PLAN AMENDMENT ACTIONS, THE EXTENT AND DISTRIBUTION OF PROJECT AND ACTIVITY PERMITTING, AND THE EXTENT AND DISTRIBUTION OF CONSERVATION ACTIVITIES DESIGNED TO ACHIEVE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND REGIONAL PLAN GOALS.	A	Implementation monitoring is monitoring that records what, when, where, and how development and conservation actions, policy, and programs have been carried out. Tracking and reporting on the implementation of conservation activities and development provides a record on the extent and distribution of activities undertaken by TRPA, other regional agencies, and private entities. For example, the Environmental Improvement Program should have the capability through implementation monitoring to inform interested public and stakeholder on which projects have been completed, how much they cost, when and where projects occurred, and whether projects were implemented as	Existing policy ME3.1	ME-3.1 DATA MANAGEMENT - TRPA WILL MAINTAIN OPERATIONAL DATABASES AND DATA RETRIEVAL SYSTEMS TO FACILITATE EFFICIENT TRACKING OF THE IMPLEMENTATION OF REGIONAL PLAN AMENDMENT ACTIONS, CONSERVATION ACTIVITIES, AND PERMITTED DEVELOPMENT.	A	Carries forward existing policy with minor adjustments to language	ME IMP #10 - Revise Code Chapter 38 to update details on the types of data and standard operating procedures for managing and summarizing implementation (basic) monitoring data.

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					<p>designed and permitted. This "goal" language is consistent with the intent of existing Goals and Policies language with the exception that the terminology is now consistent with other agencies and the TSC science plan with respect to "implementation monitoring".</p>					

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1.13.5 Monitoring & Evaluation/S. Romsos	NONE	ME3	ME-3	A	Implementation monitoring is monitoring that records what, when, where, and how development and conservation actions, policy, and programs have been carried out. Tracking and reporting on the implementation of conservation activities and development provides a record on the extent and distribution of activities undertaken by TRPA, other regional agencies, and private entities. For example, the Environmental Improvement Program should have the capability through implementation monitoring to inform interested public and stakeholder on which projects have been completed, how much they cost, when and where projects occurred, and whether projects were implemented as	Existing policy ME3.3 somewhat touches on the proposed policy	ME-3.2 INFORMATION ACCESSIBILITY - INFORMATION GENERATED THROUGH IMPLEMENTATION MONITORING WILL BE SUMMARIZED AND MADE AVAILABLE TO DECISION MAKERS AND INTERESTED PUBLIC AS PART OF STATUS AND TREND MONITORING REPORTING CYCLES	A	Carries forward existing policy with minor adjustments to language to provide details on how implementation monitoring data is treated.	ME IMP#1 - Revise Chapter 32 to detail status and trend monitoring program elements and requirements consistent with AMF Phase IV (Status and Trend Monitoring and Evaluation Program Management System)

## Alternative 2– Summary Matrix of Goals, Policies, and Implementation Strategies

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					<p>designed and permitted. This "goal" language is consistent with the intent of existing Goals and Policies language with the exception that the terminology is now consistent with other agencies and the TSC science plan with respect to "implementation monitoring".</p>					

# **ALTERNATIVE 3**

## **Summary Matrix of Goals, Policies, and Implementation Strategies**

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
<b>Alternative 3 -- LAND USE</b> <b>(same as Alternative 1 except for the following modifications and/or additions)</b>										
1.8.1/J. Hitchcock	None	LU1 RESTORE, MAINTAIN, AND IMPROVE THE QUALITY OF THE LAKE TAHOE REGION FOR THE VISITORS AND RESIDENTS OF THE REGION.	NONE	U	N/A	NONE	POLICY LU-1.3 ENCOURAGE AND PROMOTE LAND USE DEVELOPMENT THAT IMPROVES COMMUNITY CHARACTER AND IMPROVES PROGRESS TOWARD THRESHOLD ATTAINMENT BY OFFSETTING NEGATIVE ENVIRONMENTAL IMPACTS.	N	This new policy acts to support regulation that requires development be consistent with the natural values of the region and to enhance scenic quality and community character in the Tahoe Basin.	Existing implementation measures.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2 DIRECT THE AMOUNT AND LOCATION OF NEW LAND USES IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT.	LU-2 THE AMOUNT AND LOCATION OF LAND USES ARE DIRECTED IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT.	A	This amended goal is reworded for clarity.	LU2.1 THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	LU-2.1 LIMIT THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME IN ACCORDANCE WITH THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	A	This amended policy is reworded for clarity.	Existing implementation measures. LU.IMP-29 Amend Chapter 33, Allocation of Development. 1) CFA would be distributed to Special Projects and to adopted CPs using the existing distribution and allocation system. A total of 600,000 square feet of CFA would be available in this alternative, 2) An additional 400 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1, 3) Approximately 5,200 new residential allocations would be made available, 4) Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as PTOD areas. LU.IMP-30 Maintain existing Plan Areas Statements (PAS) system and Land Use Map; however; modify the PASs to account for land use changes that have occurred since the adoption of the 1987 Regional Plan such as

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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										acquisition of lands by public agencies and to conform TRPA's land use classification to the USFS management areas. Specific changes to plan area boundaries are proposed to create consistency between TRPA's plan and local and federal land use plans.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-2	A	This amended goal is reworded for clarity.	NONE	LU-2.2 DIRECT LAND USE AND GROWTH TO APPROPRIATE AREAS OF THE REGION AND CONCENTRATE ADDITIONAL DEVELOPMENT IN URBAN AREAS WHERE INFRASTRUCTURE CAPACITY AND FACILITIES CAN BE MADE AVAILABLE MOST EFFICIENTLY.	N	This new policy acts to support to direct growth and redevelopment to urban areas that have the supporting infrastructure and to promote concentrated development to reduce the reliance on the automobile.	LU.IMP-29 LU.IMP-30

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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<b>Alternative 3 -- HOUSING (same as Alternative 1)</b>										
<b>Alternative 3 -- NOISE</b>										
1.8.3 Noise/C. Emmett	N.DC-1 Single event noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	Page II-21 of the G&P, Goal 1: Single event noise standards shall be attained and maintained	N-1 Single Event Noise : Single event noise levels are controlled to preserve the serenity of the community and neighborhood and provided abundant quiet recreation areas.	A	Pathway agreement	NONE	N-1.1 - Single Event Noise Levels Adopt and implement policies, programs, and regulations to control single event noise levels and preserve serenity at the earliest practicable date.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 9 Noise Monitoring -- TRPA will maintain adequate noise monitoring, enforcement programs, and routinely monitor noise associated with motor vehicles, motorcycles, over-the-snow vehicles, and aircraft use to ensure the serenity of the community and neighborhood is preserved. N. Imp 11 Project Compliance -- Projects and programs shall ensure they do not cause exceedances or exacerbate the noise levels in the Region. All projects shall identify: (1) Noise abatement measures that are reasonable and feasible and those that are to be incorporated in the project, and (2) Noise impacts for

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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										<p>which no apparent solution is available.</p> <p>N. Imp 14 OHV Use -- Off-highway vehicle use is prohibited in the Lake Tahoe Basin except on specified roads, trails or designated areas where the impacts are mitigated.</p> <p>N. Imp 19 OHV Noise - - Off-road vehicles shall be limited to 96 dB using SAE J-1287 test.</p> <p>N. Imp 33 Loudspeakers -- Loudspeakers or similar devices used for amplifying sound outdoors for the purpose of advertising products or services or to attract patrons are prohibited.</p> <p>N. Imp 38 Education &amp; Signage -- Marinas and boat launching facilities and off-highway recreation areas, shall post conspicuous notices of the noise ordinances. Signs prohibiting the use of engine brakes shall be posted on all highways.</p> <p>N. Imp 39 Aircraft -- Update aircraft noise standards to reflect the Airport Settlement Agreement and other current conditions.</p> <p>N. Imp 40 Off-Road Motorcycle -- Update</p>

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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										Off-road motorcycle noise standards on the CA side of the Region to be consistent with state regulations.
1.8.3 Noise/C. Emmett	N.DC-1	NONE	N-1	A	Pathway agreement	NONE	State Specific Noise Programs Adopt and implement different noise standards and implementation strategies between the two states.	A	requested policy for analysis	N. Imp 28 State Specific Standards/Implementa tion Measures -- Adopt and implement different noise standards and implementation strategies between the two states. N. Imp 19 -- CA Only N. Imp 40

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1.8.3 Noise/C. Emmett	N.DC-1	NONE	N-1	A	Pathway agreement	Page II-21 of the G & P, Policy 1 & 4: 1) An ordinance and enforcement program shall be developed to permit only aircraft that meet the single event noise thresholds to use the airport. 4) OFF-ROAD VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE REGION EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED.	N-1.4 - Monitoring and Enforcement Routinely monitor and enforce noise standards for the preservation of community serenity.	A	Policy supports goal and sets up rational for development of code and threshold develop for implementation purposes.	N. Imp 9 N. Imp 11
1.8.3 Noise/C. Emmett	N.DC-1	NONE	N-1	A	Pathway agreement	Page II-22 of the G & P, Policy 2,3 &5: 2) BOATS WILL ONLY BE ALLOWED TO USE LAKE TAHOE IF THEY COMPLY WITH THE SINGLE-EVENT THRESHOLD. 3) MOTOR VEHICLES AND MOTORCYCLES SHALL COMPLY WITH THE APPROPRIATE NOISE THRESHOLDS. 5) THE USE OF SNOWMOBILES WILL BE RESTRICTED TO DESIGNATED	N-1.5 - Watercraft, off-Highway and Over-the Snow Vehicles Allow the use of vehicles and equipment only on specified roads, trails or areas where the impacts are mitigated.	A	Broadens policy for streamlining.	N. Imp 14 N. Imp 38

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						AREAS.				
1.8.3 Noise/C. Emmett	N.DC-1	NONE	N-1	A	Pathway agreement	Page II-22 of G & P, Policy 4 &5:	N-1.6 - Separate Incompatible Uses Restrict off-highway vehicles, motorcycles, and over-the-snow vehicles in close proximity to residential or other sensitive areas.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 14 N. Imp 19 - CA only

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.3 Noise/C. Emmett	N.DC-2 Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	Page II-23 of the G&P, Goal 2: COMMUNITY NOISE EQUIVALENT LEVELS SHALL BE ATTAINED AND MAINTAINED.	N-2 Community Noise: Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	A	Pathway agreement	Page II-23 of the G & P, Policy 1 & 2: 1) TRANSMISSION OF NOISE FROM THE TRANSPORTATION CORRIDORS SHALL BE REDUCED. 2) Reduce Noise-related impacts associated with the airport to acceptable levels.	N-2.1 - Community Noise Levels Adopt and implement policies, programs, and regulations to meet community noise standards and preserve serenity at the earliest practicable date.	A	Broadens policy for streamlining.	N. Imp 11 N. Imp 17 PAS CNEL Levels -- Plan areas shall meet the following CNEL levels that shall not be exceeded by any one activity or combination of activities. In addition, community noise levels shall not exceed levels existing on August 26, 1982, where such levels are known. TRPA maps shall identify the boundaries of all noise areas. (insert CNEL levels as developed by Gabby) N. Imp 18 Serenity & Quiet -- Add a requirement that "All plan areas in the Basin except those classified with a TRPA CNEL standard of 60 dBA or higher, are considered lands on which serenity and quiet are of extraordinary significance and serve an important public need and the preservation of those qualities in the Basin is essential to serve its intended purpose." N. Imp 36 Highways and Transportation Corridors -- Projects within transportation corridors shall include design criteria to help reduce the transmission of noise

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										from the transportation corridor.23.6.D N. Imp 39
1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-2	A	Pathway agreement	Page II-22 of the G &P, Policy 6: THE PLAN WILL PERMIT USES ONLY IF THEY ARE CONSISTENT WITH THE NOISE STANDARDS. SOUND PROOFING PRACTICES MAY BE REQUIRED ON ALL STRUCTURES CONTAINING USES THAT WOULD OTHERWISE ADVERSELY IMPACT THE PRESCRIBED NOISE LEVELS	N-2.2 - Compatible Uses and Events Restrict or control uses or events to those that are compatible with the area, comply with noise standards, and do not cause adverse environmental effects.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 11 N. Imp 17 N. Imp 34 CNEL Exceedances -- TRPA shall not approve a project which causes a community noise standard (CNEL) to be exceeded or causes further degradation to an existing non-compliance condition.

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1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-2	A	Pathway agreement	NONE	N-2.3 - Noise Mitigation Implement a noise mitigation fund.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 5 Prioritize Funding -- TRPA will prioritize funding and implementation of non-motorized transportation methods in project plans, transportaion planning and in disbursement of mitigation funds. N. Imp 6 Mitigation Fees -- Noise mitigation fees are required for all projects that cause increased noise in the Region. Direct mitigation will be used whenever practicable. N. Imp 15 Mitigation Fund -- TRPA will develop a noise mitigation fund to address unmitigated on- and off-site noise impacts associated with a project or program. This fee will be applicable to private and public entities for their programs and projects. Potential mitigation shall include, but not be limited to sound insulation of affected structures, acquisition of noise sensitive sites, low noise pavement, noise barriers, etc.

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1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-2	A	Pathway agreement	Page II-22 of the G & P, Policy 6: THE PLAN WILL PERMIT USES ONLY IF THEY ARE CONSISTENT WITH THE NOISE STANDARDS. SOUND PROOFING PRACTICES MAY BE REQUIRED ON ALL STRUCTURES CONTAINING USES THAT WOULD OTHERWISE ADVERSELY IMPACT THE PRESCRIBED NOISE LEVELS	N-2.4 - Sound Control Require sound proofing or control as appropriate for projects, uses or structures with the potential to cause an exceedance of noise standards or adversely impact the surrounding areas or persons enjoying quiet recreational activities	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 11 N. Imp 17 N. Imp 33
1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-2	A	Pathway agreement	Page II-23 of the G & P, Policy 1 & 2:	N-2.5 - Transportation Corridors Reduce noise levels within the transportation corridors at the earliest practicable date to avoid adverse noise effects on adjacent areas.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 38 Education & Signage -- Marinas and boat launching facilities and off-highway recreation areas, shall post conspicuous notices of the noise ordinances and the impacts of noise. Signs prohibiting the use of engine brakes shall be posted on all highways. N. Imp 41 Buoys -- New buoys are prohibited in Shoreline areas out of attainment with CNEL standards based on TRPA's monitoring protocols. N. Imp 42 Bouy Density -- The increase in buoy density at buildout

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										shall be maintained at levels that ensure CNEL levels are maintained 1dB below standards based on TRPA's monitoring protocols. N. Imp 43 Noise Analysis -- A noise analysis shall be completed when stuctures are expected to increase the number of boats on the lake by 5 or greater.
1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-2	A	Pathway agreement	NONE	N-2.6 - Community Nose Equivalent Level (CNEL) Standards Implement CNEL standards that ensure serenity of the community and neighborhood and provide abundant quiet recreation areas.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 17
1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-2	A	Pathway agreement	NONE	N-2.7 - Noise Sensitive Areas Consider all areas in the Basin except those classified with a TRPA CNEL standard of 60 dBA or higher, as lands on which serenity and quiet are of extraordinary significance and serve an important public need, and where the preservation of those qualities in the Region is essential to serve its intended purpose.	N	Policy supports goal and sets up rational for development of code for implementation purposes. Brings TRPA in-line with FHWA on highway noise.	N. Imp 18

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1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-2	A	Pathway agreement	NONE	N-2.8 - Non-Motorized Transportation Modes Prioritize funding and implementation for non-motorized transportation methods.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	Existing measures
1.8.3 Noise/C. Emmett	N.DC-2	NONE	N-2	A	Pathway agreement	Page II-23 of the G & P, Policy 1 :	N-2.9 - Control Noise Transmission Reduce the transmission of noise to and from transportation corridors using site design requirements, which may include set backs, earthen berms, barriers, low noise pavement, vehicle trip reductions or other appropriate measures for both private and public projects and programs.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 17 N. Imp 34 N. Imp 36
1.8.3 Noise/C. Emmett	N.DC-3 Noise levels are controlled to protect wildlife.	NONE	N-3 Noise and Wildlife: Noise levels are controlled to protect wildlife	N	Pathway agreement		N-3.1 - Partner Agency Coordination Coordinate and collaborate with the applicable enforcement agencies and Regional partners to develop and enforce policies, program, and regulation that control noise levels to protect wildlife.	N	Broadens policy for streamlining.	N. Imp 14 N. Imp 19
1.8.3 Noise/C. Emmett	N.DC-3	NONE	N-3	N	Pathway agreement	Page II-23 of the G & P, Policy 3: TRPA WILL FURTHER DEFINE CNELs FOR WILDERNESS AND ROADLESS AREAS AND FOR CRITICAL WILDLIFE HABITAT AREAS.	N-3.2 - Wildlife Protection Measures Adopt and implement noise programs, standards, monitoring requirements, and enforcement programs for the protection of wildlife.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	Existing measures

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1.8.3 Noise/C. Emmett	Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	NONE	N-4 Transportation Noise: Noise associated with transportation activities is controlled to attain and maintain the Environmental Threshold Carrying Capacities and federal, state and local noise standards.	N	Transportation Noise is the leading cause of noise violations in the Region	Page III-2 of the G & P, B.1 & B2: B1) It is the goal of the Regional Transportation Plan to fulfill the requirements of the TRPA Compact. B2) It is the goal of the Regional Transportation Plan to attain and maintain the ETCC and federal, state, and local transportation standards.	N-4.1 - Regional Transportation Plan The Regional Transportation Plan will incorporate measures to ensure attainment and maintenance of noise standards and perseverance of the community's serenity at the earliest practicable date.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	Existing measures
1.8.3 Noise/C. Emmett	Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	NONE	N-4	N	Transportation Noise is the leading cause of noise violations in the Region	Page III-2 of the G & P, B.1 & B2:	N-4.2 - Prioritize Project Funding Prioritize funding and implementation of non-motorized transportation methods over motorized sources.	A	prioritize low environmental impact transportation over traditional means.	Existing measures
1.8.3 Noise/C. Emmett	Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	NONE	N-4	N	Transportation Noise is the leading cause of noise violations in the Region	NONE	N-4.3 - Mitigation Fees Implement noise mitigation fees for projects that cannot directly mitigate their noise impacts. Direct mitigation will continue to be the preferred method.	N	Allows projects that are unable to mitigate their noise impact on-site or in a cost-effective manner a solution.	N. Imp 6 N. Imp 15

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1.8.3 Noise/C. Emmett	Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	NONE	N-4	N	Transportation Noise is the leading cause of noise violations in the Region	Page II-23 of the G & P, Policy 1:	N-4.3 - Transmission of Noise Transmission of noise from transportation corridors shall be reduced at the earliest practicable date	A	Ensures transportation projects consider noise impacts in their development or redevelopment.	N. Imp 17 N. Imp 18 N. Imp 34 N. Imp 36 N. Imp 38
<b>Alternative 3 -- NATURAL HAZARDS (same as Alternative 2)</b>										
<b>Alternative 3 -- AIR QUALITY</b>										

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1.8.5 Air Quality/C.Emmett	AQ.DC-1 Human and Ecosystem Health Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	Page II-29 of the AQ Subelement, 2nd full ¶: Implementation of control measures contained in the Air Quality Plan should lead to attainment of the TRPA threshold standards and should also lead to attainment and maintenance of federal and state air quality standards.	AQ-1 HUMAN & ECOSYSTEM HEALTH -- Air quality in the Region is attained and maintained at levels that are healthy for humans and the ecosystem.	A	Pathway agreement	Page II-29 of the AQ Subelement, 2nd full ¶: Implementation of control measures contained in the Air Quality Plan should lead to attainment of the TRPA threshold standards and should also lead to attainment and maintenance of federal and state air quality standards.	AQ-3.1.1 - Reduce health and ecosystem risks, emissions, and pollutant exposures, through plans, discretionary project review, and permitting;	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 24 Emissions Benefits -- Transportation projects shall provide estimates of pre- and post project emission levels in pounds per pollutant for each criteria pollutant. AQ. Imp 30 Emissions Standards & Practices -- Adopt and implement different air quality standards and implementation practices between the two states. AQ. Imp 31 Diesel Idling CA Side -- Implement improved diesel idling restrictions on the California side of the Region for commercial and transit diesel vehicles, limiting idling to no more than 5 minutes. AQ. Imp 32 Wood Stove Replacement @ Time of Sale -- Wood stove replacements would occur at time of sale; and the property certified as part of the escrow process. AQ. Imp 34 Carpooling Incentives -- Offer incentives for carpooling, such as better parking spots or providing cars or vans for carpooling. AQ Imp 24 Emissions Benefits -- Transportation projects

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										<p>shall provide estimates of pre- and post project emission levels in pounds per pollutant for each criteria pollutant.</p> <p>AQ. Imp 36 Level of Service -- Level of service (LOS) criteria for the Region's road system and signalized intersections during peak periods shall be:</p> <ul style="list-style-type: none"> <li>o Level of service "C" on rural recreational/scenic roads.</li> <li>o Level of service "D" on rural developed area roads.</li> <li>o Level of service "D" on urban developed area roads.</li> <li>o Level of service "D" for signalized intersections.</li> <li>o Level of service "E" may be acceptable during peak periods in urban areas, not to exceed four hours per day.</li> </ul> <p>AQ. Imp 38 Burn Day Exemption -- Forest fuel reduction projects utilizing air curtain burners for 100% of the burning process would not be subject to burn day restrictions.</p> <p>AQ. Imp 39 Mitigation -</p> <ul style="list-style-type: none"> <li>- Require new projects, programs, and planning efforts mitigate their air quality impacts.</li> </ul>

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										AQ. Imp 62 New AQ Stds -- Implement AQ standards adopted by California and the federal government in the applicable areas of the Basin.

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶:	AQ-1	A	Pathway agreement	Page II-26 of the G & P, Section A: The Air Quality Element of the Air Quality Plan focuses on the need for air quality control strategies required to meet the air quality related goals for the Tahoe Region.	AQ-3.1.2 - Update the 1992 Air Quality Plan to address current conditions and needs.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 19 Pedestrian Facilities -- Pedestrian facilities must be constructed, upgraded, and maintained along major travel routes. AQ. Imp 20 Bike Facilities -- Class II bike lanes shall be constructed and maintained along major highways and areas where bicycle travel is present. AQ. Imp 24 AQ. Imp 30 AQ. Imp 31 AQ. Imp 32 AQ. Imp 34 AQ. Imp 36 AQ. Imp 39
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶:	AQ-1	A	Pathway agreement	Page II-32 of the G & P, 6th ¶: Chapter 25 of the TRPA Code implement BMPs requirements for the Region. These BMPs can significantly reduce erosion and stabilize slopes, and reduce the amount of wind-blown soils and re-entrained dust in the Region.	AQ-3.3.1 - Reduce the amount of re-entrained dust in the atmosphere resulting from human or natural activities on paved and unpaved areas, streets, parking lots, parcels, and construction sites.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ. Imp 39 Existing measures
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶:	AQ-1	A	Pathway agreement	Page II-29 of the AQ Subelement, 2nd full ¶:	AQ-3.1.3 - Educate the public regarding the effects of air pollution in the Region.	A	Policy supports goal and sets up rational for development of code and threshold develop for implementation purposes.	AQ. Imp 24 AQ. Imp 39 Existing measures

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1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶:	AQ-1	A	Pathway agreement	Page III-3 of the G&P, 2D: New, expanded or revised developments and land uses shall fully mitigate their regional and cumulative traffic impacts.	AQ-3.4.1 - New, expanded or revised developments and land uses shall fully mitigate their regional and cumulative traffic impacts.	U	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ. Imp 24 AQ. Imp 39
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶:	AQ-1	A	Pathway agreement	Page III-2 of the G&P, B1&2: 1) It is the goal of the Regional Transportation Plan to fulfill the requirements of the TRPA Compact. 2) It is the goal of the Regional Transportation Plan to attain and maintain the ETCC and federal, state, and local transportation standard	AQ-3.2.1 - Driveways shall be designed and sited to minimize impacts on public transportation, adjacent roadways and intersections, bicycle and pedestrian facilities.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 26 Driveways -- Driveways affecting traffic or pedestrian flow must be removed or combined by 2020 or when a TRPA permit is required.
1.8.5 Air Quality/C.Emmett	AQ.DC-1	Page II-29 of the AQ Subelement, 2nd full ¶:	AQ-1	A	Pathway agreement	Page III-4 of the G&P, Objective 4A&B: A) There shall be a high priority on constructing pedestrian and bicycle facilities in urbanized areas of the Regional and where reduction in congestion will result. B) Pedestrian and bicycle facilities shall be constructed, or upgraded, and	AQ-3.2.2 - Develop and encourage the use of pedestrian and bicycle facilities as a safe and viable alternative to automobile use.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ Imp 19 Pedestrian Facilities -- Sidewalks and pedestrian facilities must be constructed and maintained for year around use. AQ Imp 20 Bike Facilities -- Class II bike lanes shall be constructed and maintained along major highways and areas where bicycle travel is present.

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						maintained along major travel routes.				
<b>Alternative 3 -- WATER QUALITY</b> (The Goals, Policies, and Implementation Measures proposed under Alternative 3 would be the same as those proposed under Alternative 2. Other than the need to integrate the TMDL to the greatest extent achievable into the Water Quality Subelement and Threshold, this Alternative maintains the status quo.)										
<b>Alternative 3 - COMMUNITY DESIGN</b> (same as Alternative 1 except for the following modification/additions)										

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1.8.7 Community Design/J. Hitchcock	NONE	CD2 REGIONAL BILDING AND COMMUNITY DESIGN CRITERIA SHALL BE ESTABLISHED TO ENSURE ATTAIMENT OF THE SCENIC THRESHOLDS, MAINTENANCE OF DESIRED COMMUNITY CHARACTER, COMPATIBILITY OF LAND USES, AND COORDINATED PROJECT REVIEW.	SAME	U	N/A	POLICY 2.1 REGIONAL DESIGN REVIEW SHALL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REIGON. THIS REVIEW MAY ENTIAL ADDITIONAL REQUIREMENTS OR SPECIAL REQUIRMENTS NOT LISTED BELOW.	SAME	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	Policy 1.A.(1) Existing natural features to be retained and incorporated into the site design.	CD-3.1.A.(1) Preserve, retain, and incorporate into the site design all existing natural features such as rock outcrops, sand dunes, cliffs, and unique land forms.	A	Policy reworeded and amended to include additional natural features afforded scenic protection.	CD.IMP-7
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.C.(4) Landscaping shall be consistent with defensible space criteria.	N	New policy proposed to require landscaping plans to be consistent with local, state, and federal defensible space criteria and regulations.	CD.IMP-1 Amend Chapter 30, Design Standards to require all landscape plans to be consistent with local and state defensible-space standards.

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E Telecommunication Towers: The following should be considered with respect to locating telecommunication towers in the Tahoe Basin:	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2 Amend Chapter 30, Design Standards to add location standards and design standards for telecommunication towers.
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(1) Telecommunications towers should be sited in a manner that results in it not being visually evident from Lake Tahoe, designated scenic corridors and scenic resources, from public recreation areas and designated bicycle trails.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(2) Telecommunication towers should be sited in a manner that does not result in lake and ridgeline view blockage.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(3) The height of telecommunication towers should be the minimum necessary to properly function and there is no feasible alternative requiring less height.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(4) When possible all efforts should be made to co-locate telecommunication devices on existing towers.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(5) Telecommunications towers should be constructed of materials that are of non-glare finish and earth tone colors that minimize reflectivity	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(6) When appropriate telecommunication towers should be constructed as a monopole and designed to micmic trees, colors and materials that are found in the surrounding natural environment.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resoruces. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunicatino towers.	CD.IMP-2
<b>Alternative 3 -- TRANSPORTATION</b> <b>(Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1 except for the following modifications listed below)</b>										
1.9 Transportation/ K. Fink	<b>T.DC-1.</b> A multimodal transportation system that promotes viable alternatives for mobility needs, encourages alternative mode use, and decreases	None.	T-3 Technology: The utilization of Intelligent Transportation Systems (ITS) technology shall be considered and implemented, and technology will be used to increase usage of alternative	N	Highlights technology as an important transportation solution.	None.	T-3.1. Develop and maintain real-time information services on changeable message signs, via the internet and over the telephone for road conditions, transit services, and bicycle routes.	N	Real-time information helps reduce traffic queues, improves transit service quality. Web information about bicycle routes makes the information available to more people,	<b>T.IMP-3.</b> Increase the usage of Intelligent Transportation Systems (ITS) Technology.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
	dependency on the private automobile.		modes.						encouraging use.	
1.9 Transportation/ K. Fink	<b>T.DC-1</b>	None.	T-3	N	Highlights technology as an important transportation solution.	None.	T-3.2. Implement electronic and automated payment systems for transit systems and parking areas where appropriate.	N	Improves transit service quality and reduces parking management costs.	<b>T.IMP-3.</b>
1.9 Transportation/ K. Fink	<b>T.DC-1</b>	T4. Develop and encourage the use of pedestrian and bicycle facilities as a safe and viable alternative to automobile use.	T-2 Pedestrian & Bicycle Friendly Communities: Design an atmosphere that encourages bicycle and pedestrian usage as viable and significant modes of transportation at Lake Tahoe.	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	T4.A There shall be a high priority on constructing pedestrian and bicycle facilities in urbanized areas of the Region and where reductions in congestion will result.	T-2.3. PRIORITIZE CONSTRUCTING PEDESTRIAN AND BICYCLE FACILITIES IN URBANIZED AREAS OF THE REGION, FACILITIES THAT INCREASE CONNECTIVITY OF THE PEDESTRIAN AND BICYCLE NETWORK, AND FACILITIES THAT CAN BE CONSTRUCTED CONCURRENTLY WITH OTHER PROJECTS.	A	Clarification and expansion.	<b>T.IMP-6.</b> Require all commercial, multifamily, tourist, recreation, and public-service (including roadway) projects to incorporate pedestrian and bicycle facilities into their plans, consistent with the Lake Tahoe Region Bicycle and Pedestrian Plan. Implementation of the facilities will be through construction, easements, or in-lieu fees, to be determined by TRPA as appropriate to the

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
										scale of development.
1.9 Transportation/ K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	T4.D Bicycle racks or storage facilities shall be provided at non-residential developments, transit stops, and on transit vehicles.	T-2.5. Bicycle storage capacity shall be increased at commercial and recreational areas, transit centers, lodging properties and government buildings.	A	Expands list of where bicycle storage capacity shall be provided.	T-IMP-6.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.9 Transportation/ K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	None.	T-2.7. REQUIRE THAT PROJECTS INCLUDE MEASURES TO ACCOMMODATE BICYCLISTS AND PEDESTRIANS IN THE EARLIEST STAGES OF PROJECT DEVELOPMENT. THE TRPA WILL NOT APPROVE PROJECTS THAT DO NOT SHOW ACCOMMODATION OF BICYCLE AND PEDESTRIAN NEEDS.	N	Added new Policy G, that stipulates that all new projects accommodate bicyclists and pedestrians to increase usage of biking and walking.	T-IMP-6.
1.9 Transportation/ K. Fink	T.DC-1	T4	T-2	A	Broadens encouragement of bicycling and walking beyond just focusing on facilities. (ie. Education, outreach important components as well). Elevates the modes from "viable" to "viable and significant".	None.	T-2.9. Promote the incorporation of programs and policies of the Bike/Ped Plan into regional and local land use plans and regulatory processes.	N	Promotes increased activity by jurisdictions and other agencies.	T-IMP-6.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.9 Transportation/ K. Fink	T.DC-1	T3. Actively pursue programs that promote the use of mass transit as an alternative to the automobile.	T-4 Mass Transit: Actively encourage the development and implementation of services and programs to expand the operation and use of environmentally conscious public transit in the Lake Tahoe region.	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.A Expansion of transit services shall be provided to residential areas of the Region with the system being appropriate for the area to be served, and shall be consistent with the Action element of the TRPA Regional Transportation Plan.	T-4.1. ENCOURAGE, AND SUPPORT AS APPROPRIATE, IMPROVEMENTS TO EXISTING TRANSIT SYSTEMS SUCH AS INCREASES IN FREQUENCY, PREFERENTIAL SIGNAL CONTROLS, EXPANSION OF SERVICE AREA, OR EXTENSION OF SERVICE HOURS.	A	Deletes reference to other document, just calls out types of transit service expansions to be encouraged.	
1.9 Transportation/ K. Fink	T.DC-1	None.	T-5 Inter-Intra Regional Transportation: Strengthen inter- and intra-regional transportation options into the Lake Tahoe Region that reduce dependency on the automobile.	N	Elevate focus on inter-intra regional transportation from a policy to a goal.	None.	T-5.8. ENCOURAGE WATERBORNE TRANSPORTATION SYSTEMS AS AN ALTERNATIVE TO AUTOMOBILE TRAVEL WITHIN THE REGION USING BEST AVAILABLE TECHNOLOGY TO MINIMIZE AIR QUALITY IMPACTS TO THE MAXIMUM EXTENT FEASIBLE. COORDINATE WATERBORNE SERVICES WITH, AND PROVIDE ACCESS TO, OTHER PUBLIC AND PRIVATE TRANSPORTATION SYSTEMS.	N	Introduce waterborne transportation as a transportation option to be pursued.	<b>T-IMP-8.</b> Provide North-South waterborne connection.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.9 Transportation/ K. Fink	T.DC-2	T7. Limit improvements to the regional highway system to those necessary to meet the Goals and Policies of the Regional Plan.	T-9 Regional Roadways: Upgrade regional roadways as necessary to meet environmental requirements and objectives, improve safety, address community design objectives, and provide for a more efficient, integrated transportation system.	A	Expands.					
<b>Alternative 3 -- VEGETATION</b>										

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.1 Vegetation/ E. Carey	VG.DC-1: HEALTHY FORESTS AND VEGETATION A FULL RANGE OF NATIVE SPECIES, DEVELOPMENT STAGES, HABITATS, AND ECOLOGICAL PROCESSES OCCUR.	VG1 PROVIDE FOR A WIDE MIX AND INCREASED DIVERSITY OF PLANT COMMUNITIES IN THE TAHOE BASIN.	GOAL VG- 1: HEALTHY FORESTS AND VEGETATION - A FULL RANGE OF NATIVE SPECIES, DEVELOPMENT STAGES, HABITATS, AND ECOLOGICAL PROCESSES OCCUR.	A	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-1.9 NON-NATIVE INVASIVE WEED MANAGEMENT: ERADICATE WHERE FEASIBLE, PREVENT SPREAD OF EXISTING INFESTATIONS, AND WORK TO PREVENT NEW INFESTATIONS OF NON-NATIVE INVASIVE SPECIES.	N	This policy added to address the threat of invasive weeds in the Basin and reflects a need identified in P7. Code changes would be required to: (1) Promote and support projects/activities aimed at reducing non-native plant species and their spread (e.g., Eurasian milfoil projects) and (2) Require BMPs related to soil disturbance, equipment washing, use of weed-free seed and feed, update of landscaping manual to identify non-native invasive plant species.	VG.IMP-10 Require property owners to eliminate noxious weeds identified on the Lake Tahoe Basin Weeds Coordinating Group (LTBWCG) Priority Weeds List from their property.
1.10.1 Vegetation/ E. Carey	VG.DC-5: URBAN VEGETATION VEGETATION IN URBAN ZONES IS PREDOMINANTLY NATIVE, WATER-EFFICIENT, AND NON-INVASIVE. URBAN VEGETATION CONTRIBUTES TO DEFENSIBLE SPACE, WATER	NONE	<b>NEW GOAL</b> GOAL VG- 5: URBAN VEGETATION - VEGETATION IN THE URBAN ZONES IS PREDOMINANTLY NATIVE, WATER-EFFICIENT, AND NON-INVASIVE. URBAN VEGETATION CONTRIBUTES TO DEFENSIBLE SPACE, WATER QUALITY PROTECTION, AND SCENIC AND LOCAL COMMUNITY	N	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-5.4 LANDSCAPING WITH NATIVE VEGETATION: PROMOTE THE USE OF NATIVE, WATER-EFFICIENT, NUTRIENT-EFFICIENT, FIRE-RESISTANT, AND NON-INVASIVE VEGETATION IN URBAN LANDSCAPES.	N	To promote the use of native vegetation in all applications. Need to work on the supply side prior to implementing any new code. Most stringent code requiring sale and use of natives is in Alternative 4.	VG.IMP-11 Use BMP evaluations and certifications to determine whether all four approved vegetation criteria have been met (i.e., low water use, low fertilizer use, native, and fire resistant).  VG.IMP-12 Establish a maximum area for lawns as a percentage of the non-covered area of a parcel.  VG.IMP-13 Require

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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	QUALITY PROTECTION, AND SCENIC AND LOCAL COMMUNITY VALUES.		VALUES.							landscapers, public agencies, developers, and plant vendors to use of sell only noninvasive vegetation and plants appropriate for each site.
<b>Alternative 3 -- WILDLIFE AND FISHERIES</b> <b>(Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1)</b>										
<b>Alternative 3 -- SOIL CONSERVATION</b> <b>(Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1 except for the following modifications listed below)</b>										

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.3 Soils/S. Frazier	NONE	<b>S1</b> MINIMIZE SOIL EROSION AND THE LOSS OF SOIL PRODUCTIVIT Y	<b>S-1</b> <b>SOIL EROSION AND PRODUCTIVITY:</b> MINIMIZE SOIL EROSION AND THE LOSS OF SOIL PRODUCTIVITY	U	NA- Goals same as in Alternative 1	<b>S1.6</b> <b>SEASONAL LIMITATIONS FOR GROUND DISTURBING ACTIVITIES:</b> GRADING, FILLING, CLEARING OF VEGETATION (WHICH DISTURBS SOIL), OR OTHER DISTURBANCES OF THE SOIL ARE PROHIBITED DURING INCLEMENT WEATHER AND FOR THE RESULTING PERIOD OF TIME WHEN THE SITE IS COVERED WITH SNOWOR IS IN A SATURATED, MUDDY, OR UNSTABLE CONDITION. SPECIAL REGULATIONS AND CONSTRUCTION TECHNIQUES WILL APPLY TO ALL CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND MAY 1.	<b>S1.6</b> <b>SEASONAL LIMITATIONS FOR GROUND DISTURBING ACTIVITIES:</b> GRADING, FILLING, CLEARING OF VEGETATION (WHICH DISTURBS SOIL), OR OTHER DISTURBANCES OF THE SOIL ARE PROHIBITED DURING INCLEMENT WEATHER AND FOR THE RESULTING PERIOD OF TIME WHEN THE SITE IS COVERED WITH SNOWOR IS IN A SATURATED, MUDDY, OR UNSTABLE CONDITION. SPECIAL REGULATIONS AND CONSTRUCTION TECHNIQUES WILL APPLY TO ALL CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND MAY 1.	U	NA- Policies same as in Alternative 1	<b>S.IMP-1:</b> Develop and implement standardized evaluation criteria for determining the suitability of soil and site conditions for sensitive lands and wet season grading, disturbance, and resource management operations. Develop and implement corresponding monitoring protocols and methodologies for determining the effects of these activities on soil and water quality.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.3 Soils/S. Frazier	<b>S/SEZ.DC-1:</b> Land coverage, on a watershed basis, does not exceed the capability of the soil resources to attenuate (offset?) the effects of impervious cover. The effects of impervious cover and disturbance are fully mitigated on a storm water zone basis.	NONE	NONE	U	NA- Goals same as in Alternative 1	<b>S1.1 ALLOWABLE LAND COVERAGE:</b> ALLOWABLE IMPERVIOUS LAND COVERAGE SHALL BE CONSISTENT WITH THE THRESHOLD FOR IMPERVIOUS LAND COVERAGE	<b>S1.1 ALLOWABLE LAND COVERAGE:</b> ALLOWABLE IMPERVIOUS LAND COVERAGE SHALL BE CONSISTENT WITH THE THRESHOLD FOR IMPERVIOUS LAND COVERAGE	U	NA- Policies same as in Alternative 1	<b>S.IMP-2:</b> Adopt an updated, planning-level land capability map of the Lake Tahoe Basin that is based on the 2007 soil survey update prepared by the U.S. Department of Agriculture Natural Resources Conservation Service.
<b>Alternative 3 -- SHOREZONE (same as Alternative 1, no changes proposed)</b>										
<b>Alternative 3 - SCENIC RESOURCES</b>										

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<b>(same as Alternative 2)</b>										
<b>Alternative 3 -- OPEN SPACE (same as Alternative 2)</b>										
<b>Alternative 3 -- STREAM ENVIRONMENT ZONE (Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1 except for the following modifications listed below)</b>										

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1.10.7 SEZ/S. Frazier	<p><b>S/SEZ.DC-4: SEZ Physical and Chemical Function.</b> SEZ physical and chemical processes function properly within the constraints and dynamics of the watershed, including, but not limited to, natural hydrologic processes, water quality, and stormwater treatment capacity</p> <p><b>S/SEZ.DC-5: SEZ Biological Function.</b> SEZ biological processes function properly within the constraints of the watershed.</p>	<p><b>SEZ1</b> PROVIDE FOR THE LONG TERM PRESERVATION AND RESTORATION OF STREAM ENVIRONMENT ZONES.</p>	<p><b>SEZ-1 SEZ ENHANCEMENT, RESTORATION, PRESERVATION, AND MANAGEMENT:</b> ENHANCE, RESTORE, PRESERVE, AND MANAGE SEZS SO THAT PHYSICAL, CHEMICAL, AND BIOLOGICAL PROCESSES FUNCTION PROPERLY WITHIN THE CONSTRAINTS AND DYNAMICS OF INDIVIDUAL WATERSHEDS, AND SEZ VEGETATION, TERRESTRIAL WILDLIFE, AND AQUATIC COMMUNITIES ARE HEALTHY AND SUSTAINABLE.</p>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	<p><b>SEZ-1.1 IMPLEMENT COMPREHENSIVE SEZ PROGRAM:</b> DEVELOP AND IMPLEMENT A COMPREHENSIVE SEZ PROGRAM THAT IS COMPRISED OF THE FOLLOWING FOUR CORE ELEMENTS: (I) A COMPREHENSIVE REGULATORY STRATEGY AND IMPLEMENTATION PLAN, (II) A COMPREHENSIVE PROTECTION AND RESTORATION PLAN, AND (III) A COMPREHENSIVE MONITORING AND ASSESSMENT PLAN, AND (IV) WATER QUALITY STANDARDS FOR SEZS.</p>	N	This change reflects the need to develop and implement a comprehensive SEZ program that is built around the four core program elements that the U.S. Environmental Protection Agency has identified as being essential for effective wetland programs.	<p><b>SEZ.IMP-1:</b> Revise and update the regulatory SEZ definition, identification criteria, and delineation standards to allow for more accurate and repeatable SEZ identification and delineation.</p> <p><b>SEZ.IMP-2:</b> Develop and adopt a standardized SEZ classification system to facilitate consistent classification and more effective SEZ tracking, monitoring, assessment, mitigation, and restoration and land use planning.</p> <p><b>SEZ.IMP-3:</b> Update the regional SEZ map using improved remote-sensing data sets to facilitate and improve SEZ tracking, monitoring, assessment, environmental review, mitigation, and restoration and land use planning.</p> <p><b>SEZ.IMP-4:</b> Develop and adopt standardized methodologies for assessing SEZ conditions at the regional and project scale to facilitate more effective and consistent SEZ monitoring and</p>

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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	Vegetation, terrestrial wildlife, and aquatic communities area healthy and sustainable.									assessment and more informed and effective restoration, mitigation, and land use planning.

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1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1 SEZ RESTORATION: RESTORE ALL DISTURBED STREAM ENVIRONMENT ZONE LANDS IN UNDEVELOPED, UNSUBDIVIDED LANDS, AND RESTORE 25 PERCENT OF THE SEZ LANDS THAT HAVE BEEN DISTURBED, DEVELOPED, OR SUBDIVIDED.	SEZ-1.2 SEZ RESTORATION AND ENHANCEMENT: RESTORE AND ENHANCE THE HISTORIC EXTENT AND FUNCTIONS OF ALL CONVERTED AND DEGRADED SEZ LANDS IN RECREATION AND CONSERVATION AREAS, AND RESTORE AND ENHANCE THE HISTORIC EXTENT AND NATURAL CONDITION AND FUNCTIONS OF 25 PERCENT OF ALL CONVERTED AND DISTURBED SEZ LANDS LOCATED WITHIN THE URBAN BOUNDARY.	A	The revisions clarify intent of the original policy statement and distinguish between SEZ "restoration" and "enhancement". Current usage and definition for "SEZ restoration" covers both enhancement and true restoration.	SEZ.IMP-5: Revise the definition of "SEZ restoration" and adopt new definitions for "SEZ enhancement" and "SEZ creation" to distinguish between these three different types of activities and allow for more appropriate and effective SEZ mitigation and environmental improvement projects.
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	SEZ-1.3 FLOODPLAIN IMPROVEMENTS: WHERE FEASIBLE, ENCOURAGE THE REMOVAL OR RETROFITTING OF EXISTING FLOODPLAIN IMPEDIMENTS TO HELP REESTABLISH NATURAL FLOODPLAIN CONDITIONS AND ALLOW FOR THE EVOLUTION OF NATURAL FLUVIAL PROCESSES SUCH AS STREAM MIGRATION.	N	Many SEZ restoration/enhancement projects are currently designed to accommodate existing floodplain impediments; This new policy would provide basis for TRPA to request project applicants to at least consider the removal or retrofitting of floodplain impediments to allow for more natural floodplain function as part of the alternative analysis process.	NONE

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1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.2 SEZ LANDS SHALL BE PROTECTED AND MANAGED FOR THEIR NATURAL VALUES.	SEZ.-1.4 SEZ PRESERVATION AND MANAGEMENT: PRESERVE THE EXTENT AND PHYSICAL, CHEMICAL, AND BIOLOGICAL INTEGRITY OF SEZ LANDS, AND MANAGE THEM TO MAINTAIN, RESTORE, AND ENHANCE THEIR NATURAL AND BENEFICIAL FUNCTIONS AND VALUES.	A	Existing policy language is vague. This policy amendment clarifies intent of policy and allows SEZ lands to be managed for “beneficial” functions values in addition to their “natural” functions and values. An example of a “beneficial” but not “natural” function would be stormwater treatment, which is something that TRPA currently allows for.	NONE
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.3 GROUNDWATER DEVELOPMENT IN SEZ LANDS SHALL BE DISCOURAGED WHEN SUCH DEVELOPMENT COULD POSSIBLY IMPACT ASSOCIATED PLANT COMMUNITIES OR INSTREAM FLOWS.	SEZ-1.5 SURFACE AND GROUND WATER ALTERATION: PROHIBIT ACTIVITIES AND LAND USES THAT ALTER HYDROLOGIC CONDITIONS OR PROCESSES IN A MANNER THAT COULD HAVE SUBSTANTIAL ADVERSE EFFECTS ON THE EXTENT, CONDITION, OR FUNCTIONS OF SEZ LANDS.	A	Alteration of ground and surface water can substantially affect SEZs; current policy discourages such activities; this policy amendment prohibits them, and expands the scope of policy from “impacts on plant communities and instream flows” to “substantial adverse effects on the extent, physical, chemical, or biological integrity, natural or beneficial functions and values”. Policy revision necessary to expand scope of SEZ protection and to allow for projects that have only minor effects on	NONE

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
									groundwater conditions.	
1.10.7 SEZ/S. Frazier	<b>SEZ.DC-4 &amp; SEZ.DC-5</b>	<b>SEZ1</b>	<b>SEZ-1</b>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	<b>SEZ1.4</b> GOLF COURSES IN STREAM ENVIRONMENT ZONES SHALL BE ENCOURAGED TO RETROFIT COURSE DESIGN IN COMBINATION WITH FERTILIZER APPLICATION STANDARDS (SEE WATER QUALITY SUBELEMENT, GOAL #1, POLICY 5) TO PREVENT RELEASE OF NUTRIENTS TO ADJOINING GROUND AND SURFACE WATERS.	<b>SEZ-1.6 GOLF COURSE RETROFITS:</b> ENCOURAGE GOLF COURSES LOCATED IN OR ADJACENT TO SEZs TO RETROFIT COURSE DESIGNS IN CONJUNCTION WITH IMPLEMENTATION OF FERTILIZER APPLICATION COMPLIANCE MEASURES (SEE WATER QUALITY SUBELEMENT, GOAL #1, POLICY 6) TO PREVENT THE RELEASE OF NUTRIENTS TO ADJOINING GROUND AND SURFACE WATERS.	A	This policy amendment is entirely editorial, and is intended to clarify language and intent	NONE

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.7 SEZ/S. Frazier	<b>SEZ.DC-4 &amp; SEZ.DC-5</b>	<b>SEZ1</b>	<b>SEZ-1</b>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	<b>SEZ1.5</b> NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	<b>SEZ-1.7 PERMISSIBLE USES IN SEZs:</b> PROHIBIT NEW LAND COVERAGE AND OTHER FORMS OF PERMANENT LAND DISTURBANCE AND VEGETATION REMOVAL IN SEZs, EXCEPT WHEN THE PROPOSED LAND COVERAGE, LAND DISTURBANCE, OR VEGETATION REMOVAL WOULD RESULT FROM THE IMPLEMENTATION OF PUBLIC OUTDOOR RECREATION PROJECTS, PUBLIC SERVICE PROJECTS, WATER QUALITY CONTROL PROJECTS, SITE ACCESS PROJECTS, AND RESOURCE MANAGEMENT PROJECTS THAT MEET THE PERMISSIBLE USE REQUIREMENTS DESCRIBED IN THE CODE OF ORDINANCES.	A	This policy amendment shortens existing policy statement and moves detailed, code-like language to the Code of Ordinances.	NONE

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.8 <b>PERMISSIBLE USES IN MAN-MODIFIED SEZs:</b> PROHIBIT NEW LAND COVERAGE AND OTHER FORMS OF PERMANENT LAND DISTURBANCE IN MAN-MODIFIED SEZs, EXCEPT WHEN THE NEW LAND COVERAGE OR LAND DISTURBANCE WOULD RESULT FROM THE IMPLEMENTATION OF PROJECTS THAT MEET THE PERMISSIBLE USE REQUIREMENTS DESCRIBED IN THE CODE OF ORDINANCES.	A	This policy amendment shortens the existing policy statement for man-modified SEZs and shifts the detailed conditional use language to the Code of Ordinances.	NONE
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.9 <b>PROJECT ALTERNATIVE ANALYSIS AND DESIGN REQUIREMENTS:</b> IMPLEMENT PROJECT ALTERNATIVE ANALYSIS REQUIREMENTS AND REQUIRE THE USE OF BEST AVAILABLE CONSERVATION, DESIGN, AND CONSTRUCTION MEASURES TO AVOID AND MINIMIZE THE CONVERSION AND DEGRADATION OF SEZ LANDS RESULTING FROM PROJECT CONSTRUCTION AND OPERATION.	A	This policy amendment places greater emphasis on the avoidance and minimization of SEZ impacts through detailed alternative analysis and the implementation of best available design, construction, and conservation measures, and shifts detailed, code-like language to the Code of Ordinances.	<b>SEZ.IMP-6:</b> Develop and adopt a more stringent permitting and environmental review process for projects involving SEZ encroachment. This process would place a greater burden on project applicants to demonstrate that proposed actions avoid and minimize SEZ impacts to the maximum extent practicable, and that proposed compensatory mitigation is appropriate and commensurate with the nature of the impacts to SEZ lands.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.10 <b>COMPENSATORY MITIGATION:</b> IMPLEMENT COMPENSATORY MITIGATION REQUIREMENTS TO OFFSET UNAVOIDABLE, PROJECT-RELATED IMPACTS ON SEZ LANDS AND ENSURE NO NET LOSS OF SEZ AREA AND FUNCTION.		This policy amendment establish a "no net loss" compensatory mitigation requirement that is separate from 1b mitigation/restoration requirements implemented under the Land Capability Program, and allows detailed, code-like language to be moved to the Code of Ordinances.	<p><b>SEZ.IMP-8:</b> Adopt a new compensatory mitigation-to-impact ratio of 1:1 for all temporary disturbances to SEZ lands.</p> <p><b>SEZ IMP-9:</b> Implement a program that allows project applicants, under certain circumstances, to pay a fee in lieu of implementing on-site or off-site SEZ mitigation or purchasing mitigation credits from a land bank.</p> <p><b>SEZ.IMP-10:</b> Develop and adopt new minimum performance standards for SEZ mitigation, restoration, enhancement, and creation projects.</p> <p><b>SEZ.IMP-11:</b> Implement a new, fixed compensatory mitigation-to-impact ratio of 1.5:1 for all permanent impacts to SEZs.</p>

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	<b>SEZ-1.11 FACILITY RELOCATION AND DECOMMISSIONING:</b> WORK WITH LOCAL, STATE, AND FEDERAL AGENCIES TO DEVELOP PROGRAMS AND INCENTIVES THAT ENCOURAGE PUBLIC AND PRIVATE ENTITIES TO DECOMMISSION OR RELOCATE FACILITIES FROM SEZ LANDS.	N	This new policy would provide the basis for TRPA to develop programs and incentives that encourage the relocation or decommissioning of existing facilities (e.g., Meeks) that inhibit SEZ function, cause degradation of adjacent SEZ lands, and limit effectiveness of SEZ restoration projects.	See Land Use Subelement
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	<b>SEZ1.6</b> REPLACEMENT OF EXISTING COVERAGE IN STREAM ENVIRONMENT ZONES MAY BE PERMITTED WHERE THE PROJECT WILL REDUCE IMPACTS ON STREAM ENVIRONMENT ZONES AND WILL NOT IMPEDE RESTORATION EFFORTS.	<b>SEZ-1.12 COVERAGE RELOCATION AND REPLACEMENT IN SEZs:</b> ALLOW RELOCATION OF EXISTING LAND COVERAGE WITHIN SEZ LANDS ONLY WHEN THE PROPOSED RELOCATION WOULD HAVE A NEUTRAL OR BENEFICIAL EFFECT ON THE CONDITION AND FUNCTION OF AFFECTED SEZ LANDS AND WOULD NOT INTERFERE WITH PLANNED OR REASONABLY FORESEEABLE SEZ ENHANCEMENT, RESTORATION, OR CREATION PROJECTS.	A	The current policy statement requires net benefit to SEZ for approval of coverage replacement projects in SEZs, but there is no corresponding language in the Code. The opposite is true for coverage relocation projects in SEZs. This policy amendment removes the "replacement" policy and replaces it with a "relocation" policy, and allows the agency to permit relocation projects that would have no discernable effects on SEZ area or function.	NONE

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<b>Alternative 3 -- CULTURAL RESOURCES (same as Alternative 1, no changes proposed)</b>										
<b>Alternative 3 -- ENERGY AND CLIMATE CHANGE (Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1)</b>										
<b>Alternative 3 -- RECREATION (Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 2 except for the following modifications listed below)</b>										
1.11.1 Dispersed Recreation/M. Shaw	NONE	DISPERSED REC 1: ENCOURAGE OPPORTUNITIES FOR DISPERSED RECREATION WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES	REC-3: DISPERSED RECREATION ACTIVITIES SHALL BE ENCOURAGED WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES .	A	Existing goal reworded.	DISP REC1.2: AREAS SELECTED FOR NATURE STUDY AND WILDLIFE OBSERVATION SHALL BE APPROPRIATELY REGULATED TO PREVENT UNACCEPTABLE DISTURBANCE OF THE HABITAT AND WILDLIFE	REC-3.2: REGULATE AREAS SELECTED FOR NATURE STUDY AND WILDLIFE OBSERVATION TO PREVENT UNACCEPTABLE DISTURBANCE OF WILDLIFE AND ITS HABITAT. ENCOURAGE INTERPRETATION AND EDUCATIONAL INFORMATION FOR THESE AREAS TO FURTHER PROTECTION.	A	TWG re-worded original	Rec.Disp.Imp-6: Designate permissible uses in wilderness and backcountry (formerly roadless) areas within the plan area statement zoning system. Limited roads may be present and off-highway vehicle use will be authorized if so designated in backcountry areas. USFS boundaries and terminology for

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
										wilderness and backcountry areas will be incorporated into the Regional Plan maps and documents
1.11.2 Developed Recreation/M. Shaw	NONE	DEVELOPED REC 1: PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION	REC-4: PROVIDE A FAIR SHARE OF THE TOTAL REGION'S CAPACITY FOR OUTDOOR RECREATION	U	Goal was to be replaced with "improve day use, interpretive and overnight facilities" but the existing goal retained to preserve PAOT concept. See Goal 5.	DEV REC 1.1: ALL EXISTING RESERVATIONS OF SERVICES FOR OUTDOOR RECREATION SHALL CONTINUE TO BE COMMITTED FOR SUCH PURPOSES	REC-4.1: CONTINUE TO COMMIT ALL EXISTING RESERVATIONS OF SERVICES FOR RECREATION FOR SUCH PURPOSES.	A	Existing policy reworded.	Rec.Dev.Imp-7: Additional recreation uses would be permitted as specified within Plan Area Statements (not transect districts), Community Plans, or other specific plans. The PAOTs remaining from the 1987 Regional Plan would be allocated to new recreation projects  Rec.Dev.Imp-2

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.11.2 Developed Recreation/M. Shaw	NONE	DEVELOPED REC 1: PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION	REC-4: PROVIDE A FAIR SHARE OF THE TOTAL REGION'S CAPACITY FOR OUTDOOR RECREATION	U	Renumbered policy only.	NONE	REC-4.4: PROTECT PUBLIC AND PRIVATELY-PROVIDED RECREATION OPPORTUNITIES AND DISCOURAGE THEIR CONVERSION TO NON-RECREATIONAL USES. WHEN FEASIBLE REQUIRE MITIGATION (REPLACEMENT) OF ANY RECREATION USE LOSS, BY EITHER OFF-SITE IN KIND (SUCH AS CAMPSITE FOR CAMPSITE), CREATION OF A NEW, SUPERIOR REPLACEMENT PUBLIC RECREATION USE ON THE SITE, EQUAL OR SUPERIOR REPLACEMENT OF PUBLIC RECREATION OPPORTUNITIES/FACILITIES, OR THROUGH OTHER APPROPRIATE MITIGATION MEASURES.	N	New policy	Rec.Dev.Imp-8: Require the mitigation of recreation facilities that are changed to a non-recreation use so as to protect the public's access to developed recreation facilities.. Mitigation would be accomplished through an in-kind or equal replacement of the facility; in-lieu mitigation fee option would not be available.
1.11.2 Developed Recreation/M. Shaw	NONE	DEVELOPED REC 1: PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION	REC-4: PROVIDE A FAIR SHARE OF THE TOTAL REGION'S CAPACITY FOR OUTDOOR RECREATION	U	Goal was to be replaced with "improve day use, interpretive and overnight facilities" but the existing goal retained to preserve PAOT concept. See Goal 5.	DEV REC 1.3: PROVISIONS SHALL BE MADE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES CAPABLE OF ACCOMMODATING 6,114 PAOT IN OVERNIGHT FACILITIES AND	REC-4.3: PROVIDE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES CAPABLE OF ACCOMMODATING 5,720 PAOT IN OVERNIGHT FACILITIES AND 5,676 PAOT IN SUMMER DAY USE FACILITIES AND 7,133 PAOT IN WINTER DAY-USE FACILITIES.	A	Original updated. TWG had recommended replacing with "PROVISIONS SHALL BE MADE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES FOR OVERNIGHT SUMMER DAY	Rec.Dev.Imp-7 Rec.Dev.Imp-2

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						6,761 PAOT IN SUMMER DAY USE FACILITIES AND 12,400 PAOT IN WINTER DAY-USE FACILITIES			USE (INCLUDING SHOREZONE), AND WINTER DAY-USE FACILITIES.	
1.11.2 Developed Recreation/M. Shaw	NONE	DEVELOPED REC 2: PROVIDE FOR THE APPROPRIATE TYPE, LOCATION, AND RATE OF DEVELOPMENT OF OUTDOOR RECREATIONAL USES	REC-5: DESIGN NEW AND IMPROVE EXISTING DEVELOPED RECREATION FACILITIES TO PROVIDE RECREATION OPPORTUNITIES THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT AND SETTING.	N	New Dev. Goal 5 added to capture "improve day use, interpretive and overnight recreation facilities" goal recommended by TWG, reworded into a broader goal statement. Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC 2.5: NEW CAMPGROUND FACILITIES SHALL BE LOCATED IN AREAS OF SUITABLE LAND CAPABILITY AND IN PROXIMITY TO THE NECESSARY INFRASTRUCTUR E	REC-5.2: LOCATE NEW OVERNIGHT RECREATION FACILITIES IN AREAS OF SUITABLE LAND CAPABILITY AND IN PROXIMITY TO THE NECESSARY INFRASTRUCTURE.	A	Re-wording by recreation group to broaden and update "overnight" term	Rec.Dev.Imp-7

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1.11.2 Developed Recreation/M. Shaw	NONE	DEVELOPED REC 2: PROVIDE FOR THE APPROPRIATE TYPE, LOCATION, AND RATE OF DEVELOPMENT OF OUTDOOR RECREATIONAL USES	REC-5: DESIGN NEW AND IMPROVE EXISTING DEVELOPED RECREATION FACILITIES TO PROVIDE RECREATION OPPORTUNITIES THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT AND SETTING.	N	New Dev. Goal 5 added to capture “improve day use, interpretive and overnight recreation facilities” goal recommended by TWG, reworded into a broader goal statement. Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC 2.11: EXPANSION OF EXISTING SKI FACILITIES MAY BE PERMITTED BASED ON A MASTER PLAN FOR THE ENTIRE SKI AREA. THE PLAN MUST DEMONSTRATE (1) CONSISTENCY WITH THE OTHER GOALS AND POLICIES OF THIS PLAN AND THE REQUIREMENTS OF THE COMPACT, (2) THAT THE EXPANSION IS CONSISTENT WITH THE AVAILABILITY OF ACCOMMODATIONS AND INFRASTRUCTURES TO SUPPORT VISITORS WHEN THEY ARE OFF THE SKI AREA, AND (3) EXPANSION OF EXISTING PARKING FACILITIES FOR DAY USE DOES NOT OCCUR	REC-5.6: REQUIRE SKI AREAS AND MARINAS TO COMPLETE THE MASTER PLANNING PROCESS FOR PROPOSED EXPANSIONS. REQUIRE THE USE OF THE LATEST SCIENCE FOR MITIGATING THE ENVIRONMENTAL IMPACTS, INCLUDING ADAPTATION STRATEGIES TO ADDRESS CLIMATE CHANGE, FOR ACTIVITIES OR INSTALLATIONS ASSOCIATED WITH NEW, AMENDED, OR RENEWED PERMITS.	A	Policy changed for Alt. 3. Existing policy expanded to incorporate requirement for marina master planning (currently required).	Existing measures

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.11.3 Urban Recreation/M. Shaw	NONE	NONE	GOAL #7: OPEN SPACE CONVERTED TO PUBLIC PARKS. IN URBAN AREAS, SUPPORT THE CONVERSION OF PUBLIC PARCELS WITH HIGH DEVELOPMENT POTENTIAL TO NEIGHBORHOOD PARKS	N	New goal proposed by TWG for Open Space to address changes to the nature of public land acquisition and public demand for open space. Moved to Urban Recreation because open space does not allow developed facilities.	NONE	REC 7.1 Community open space as a public access amenity: Provide social gathering spaces like pocket parks, playgrounds, plazas, squares, and similar sites as an amenity for public access and to activate a sense of place in urban centers.	N	Policy incorporates place-based and smart growth public space principles.	<p>Rec.Urban.Imp-3: Design standards and landscape requirements for urban recreation facilities will be included in the plan area statement zoning system. These standards will include: community open space, public access and accessibility, and the support of natural values in urban areas.</p> <p>Rec.Urban.Imp-4: Require the provision of community open space within new projects in PTOD districts</p>
<b>Alternative 3 -- PUBLIC SERVICES AND FACILITIES</b> <b>(Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 2)</b>										

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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<b>Alternative 3 - INSTITUTIONAL PARTNERSHIPS (same as Alternative 2 except for the following modification/additions)</b>										
1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-1 REGULATORY COORDINATION: PROGRAMS WITH PARTNERING REGULATORY AGENCIES ARE COORDINATED TO CREATE EFFICIENCIES AND SYNERGIES OF LIMITED RESOURCES AND REDUCE REDUNDANCY.	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-1.1 Identify appropriate roles and responsibilities of various agencies for implementing the plan and verify these roles and responsibilities through interagency agreements.	A	Existing policy that is amended for clarity and move under this new goal.	IMP.IS-1 IMP.IS-3 Chapter 4 of the Code to increase the level of TRPA's delegation of authority over project review to local jurisdictions and expanding the list of exempt activities.
1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-1	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-1.2 TRPA, in conjunction with other agencies of jurisdiction, will develop and actively pursue an effective program to enforce compliance with the Plan and ordinances of the agency.	A	Existing policy that is amended for clarity and move under this new goal.	Existing implementation measures
1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-2	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the	NONE	IS-1.3 The agency will coordinate with other regional agencies to monitor environmental conditions as outlined in ME-2.1.	N	New policy under this new goal to coordinate with other agencies to conduct status and trend monitoring for environmental conditions.	Existing implementation measures

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					relationships that TRPA maintains with partnering agencies.					
1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-2 IMPLEMENTATION THROUGH PARTNERSHIP AGREEMENTS: DEVELOP AND MAINTAIN PARTNERSHIPS AGREEMENTS WITH AGENCIES AND GOVERNMENTS TO IMPLEMENT THE REGIONAL PLAN PACKAGE.	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-2.1 Seek, develop, and maintain agreements with organizations, jurisdictions, and agencies responsible for specific implementation functions.	N	New policies reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies and to promote the continual delegation of TRPA's authority where appropriate.	IMP.IS-1 IMP.IS-3
1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-2	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-2.2 Delegate plan implementation to agencies and governments through memorandum of understanding or other forms of agreements.	N	New policies reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies and to promote the continual delegation of TRPA's authority where appropriate.	IMP.IS-1 IMP.IS-3

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<b>Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</b>										
1.13.2 PR & IS/J. Hitchcock	NONE	DI1 DIRECT ALL RESIDENTIAL DEVELOPMENT FIRST TO THOSE AREAS MOST SUITABLE FOR DEVELOPMENT IN ACCORDANCE WITH ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND OTHER CONSIDERATION S, SUCH AS INFRASTRUC- TURE CAPACITY AND PROGRESS TOWARD ACCOMPLISHING WATER QUA	PR-2 DIRECT ALL RESIDENTIAL DEVELOPMENT FIRST TO THOSE AREAS MOST SUITABLE FOR DEVELOPMENT IN ACCORDANCE WITH ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND OTHER CONSIDERATIONS, SUCH AS INFRASTRUCTURE CAPACITY AND PROGRESS TOWARD ACCOMPLISHING WATER QU	U	Goal is re- numbered	DI1.1 UPON ADOPTION OF THIS PLAN, EVALUATION AND RANKING OF ALL VACANT RESIDENTIAL PARCELS UNDER AN INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES) SHALL BE UNDERTAKEN AND COMPLETED BY DECEMBER 31, 1988. COMMENCING ON JANUARY 1, 1989, NEW SINGLE-FAMILY DWELLIN	PR-2.1.1NEW SINGLE-FAMILY DWELLING CONSTRUCTION SHALL BE EVALUATED IN ACCORDANCE WITH IPES. THIS SYSTEM SHALL RANK ALL VACANT RESIDENTIAL PARCELS WITH RESPECT TO THEIR RELATIVE ENVIRONMENTAL SUITABILITY FOR DEVELOPMENT. NEW RESIDENTIAL CONSTRUCTION SHALL BE SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL PR-3, POLICY PR-3.2 OF THIS SUBELEMENT.  A. IPES is an objective and scientific system based on the report entitled Individual Parcel Evaluation System (1986), which evaluates relative environmental suitability for development. IPES shall evaluate each parcel with respect to the criteria listed below. Details of IPES, including a rating system, shall be included in implementing ordinances. 1) Relative erosion hazard (soil erodability, slope length and gradient, climatic conditions, surface roughness and mass wasting). 2) Runoff potential (depth to seasonal high water table,	A	Removed sections referencing initiation of IPES system	Existing Implementation measures

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
							percolation rate, permeability and depth to very slowly permeable layer). 3) Degree of difficulty to access building site (amount of excavation and soil disturbance required to provide minimum driveway and parking area and degree of difficulty for excavation due to soil properties). 4) Water influence areas (proximity to and extent of disturbance in water influence areas). 5) Condition of watershed (extent to which watersheds and intervening drainage areas conform to land coverage allowances set forth in the land capability system, hydrologic characteristics and known sediment/nutrient production). 6) Ability to revegetate (climatic conditions and the available water holding capacity, fertility, texture, drainage and permeability of the soil). 7) Need for water quality improvements in vicinity of parcel (stable roadside drainage channels, storm drainage system and stable cut and fill slopes). B. IPES shall include an element, separate from the criteria used for rating each parcel, to encourage physical mitigation of existing water quality problems by individual property owners. The rating of a parcel may be increased, to a limited and finite degree, by the property owner			

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							<p>constructing off-site water quality improvements. The extra consideration for off-site work shall result in benefits that fully offset the difference in impacts between developing the subject parcel and developing a parcel with a rating equivalent to the subject parcel's rating without applying the bonus.</p> <p>C. IPES shall be implemented by ordinance consistent with the following:</p> <p>1) A team of experts shall evaluate each vacant residential parcel using a standardized approach in accordance with IPES.</p> <p>a) For parcels of 1/3 acre or less in size, the entire parcel shall be evaluated for purposes of establishing the IPES rating, except in cases where the parcel contains an SEZ. SEZs shall be excluded from the area evaluated. For parcels with less than 5,000 square feet outside an SEZ, the IPES rating shall be reduced by a factor equal to the ratio of land available for construction to 5,000 square feet (See Goal #1, Policy 2, SEZ Subelement).</p> <p>b) For parcels greater than 1/3 acre but less than 5 acres in size, the evaluation team shall select and evaluate the 1/3 acre portion of the parcel that results in the highest rating. If the selected 1/3 acre portion contains an SEZ, the procedure set forth in (a) above shall be followed. If the property owner wishes to</p>			

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							<p>locate the residence outside the area evaluated, a reevaluation shall be required of the 1/3 acre portion of the parcel containing the desired building site.</p> <p>c) For parcels of 5 acres or greater in size, the property owner shall be notified and asked to identify the desired building site. Once a building site has been identified, the evaluation team shall evaluate the best 1/3 acre portion of the parcel containing the identified building site. If this 1/3 acre contains an SEZ, the procedures set forth in (a) above shall be followed.</p> <p>d) Installation of water quality improvements in the vicinity of a parcel, subsequent to the initial rating, may increase the rating of a parcel. The amount of increase shall depend on the weight given that factor in IPES and the degree of water quality improvement.</p> <p>e) Changes in the condition of a watershed, subsequent to the initial rating, may change the rating of parcels located in that watershed. The amount of change in the rating shall depend on the weight given that factor in IPES. Such changes in the condition of a watershed may cause the initial rating to increase or decrease.</p> <p>f) The rating of all parcels shall be based on the assumption that when developed, all required BMPs</p>			

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							<p>shall be installed and maintained.</p> <p>g) Property owners may appeal parcel ratings to an independent body of qualified experts not involved in the original field evaluation of that particular parcel. These independent experts shall then apply the criteria established in IPES. The decision of the independent body shall be deemed the final action of the Agency unless the property owner appeals the decision to the Governing Board. The Governing Board may change the rating of a parcel only upon expressly finding, based on substantial evidence in the record, that the criteria established in the IPES were not applied correctly.</p> <p>2) TRPA shall rate all vacant residential parcels numerically and then rank them from the most suitable to the least suitable by jurisdiction. TRPA may reconsider the rating upon request before the rankings are officially adopted except as otherwise provided in (d) and (e) above.</p> <p>3) The Agency shall establish a level in the numerical ranking immediately above the most sensitive parcels, based on recommendations from a technical committee.</p> <p>4) All vacant residential parcels may compete for building allocations. Those above the initial level, referred to in 3) above, and</p>			

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							<p>as may be adjusted in accordance with 5) below, shall comprise the top rank and, if receiving an allocation, may pursue a permit. Those below that level, if receiving an allocation, may exercise the options listed below:</p> <p>a) transfer the allocation in accordance with policies in Goal #3 of this Subelement.</p> <p>b) relinquish the allocation and wait for the level to drop to include the parcel within the top rank.</p> <p>c) transfer other development rights as permitted elsewhere in the Plan.</p> <p>5) The numerical level defining the top rank for any jurisdiction shall be lowered on an annual basis by the number of allocations utilized in that jurisdiction during the previous year, provided that:</p> <p>a) all parcels included in the top rank are otherwise eligible for development under the applicable state water quality management plans for the Lake Tahoe Basin and other legal limitations;</p> <p>b) a monitoring program for that jurisdiction is in place in accordance with the Monitoring and Evaluation Subelement;</p> <p>c) demonstrable progress is being made on capital improvement programs for water quality within that jurisdiction (see Monitoring and Evaluation Subelement);</p> <p>d) there is a satisfactory rate of reduction in the inventory of vacant sensitive parcels.</p>			

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							<p>The IPES line shall not move down in any jurisdiction unless the number of parcels below the IPES line in that jurisdiction compared to the number that were deemed sensitive on January 1, 1986, does not exceed the following percentages.</p> <p>El Dorado 20 percent  Placer 20 percent  Douglas 33 percent  Washoe 33 percent</p> <p>e) the level of compliance with conditions of project approvals within that jurisdiction is satisfactory;</p> <p>6) Where an allocating authority does not use a random allocation system for IPES allocations after December 31, 1988, its allocations to parcels which are ranked below the line existing on January 1, 1989 may not exceed the number of allocations which would otherwise occur if chosen by a random system.</p> <p>7) Allowable land coverage for parcels evaluated under IPES shall be a function of the parcel's IPES rating as set forth in Goal #3, Policy 1.C. of the Land Use Subelement.</p>			

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1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.2 THRU DECEMBER 31, 1988, UNTIL THE INDIVIDUAL PARCEL EVALUATION SYSTEM IS IMPLEMENTED, AN INTERIM SYSTEM SHALL BE UTILIZED FOR REVIEW OF VACANT RESIDENTIAL PARCELS, SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL #2, POLICY 2 OF THIS SUBELEMENT.	NONE	D	Interim allocation system referenced in the Policy DI1.2 has expired.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.3 TO APPROVE A PROJECT ON A PARCEL RATED AND RANKED BY IPES THE PARCEL MUST BE SERVED BY PAVED ROAD, WATER SERVICE, SEWER SERVICE AND ELECTRIC UTILITY. ORDINANCES SHALL SET FORTH PROVISIONS FOR	PR-2.2 TO APPROVE A PROJECT ON A PARCEL RATED AND RANKED BY IPES THE PARCEL MUST BE SERVED BY PAVED ROAD, WATER SERVICE, SEWER SERVICE AND ELECTRIC UTILITY AND HAVE ADEQUATE FIRE FLOW. ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF THE PAVED ROAD CRITERIA.	A	Policy is re-numbered and amended to include an adequate fire flow criteria.	Existing Implementation measures

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						THE WAIVER OF THE PAVED ROAD CRITERIA.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	PR-3 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	U	Goal is re-numbered	DI2.1 IN 1992 AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	PR-3.1 UPON ADOPTION OF THIS PLAN AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES	A	Policy is re-numbered and amended for clarity.	Existing Implementation measures

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.2 A MAXIMUM OF 2,000 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE FIRST SIX YEARS OF THE PLAN, EXCEPT THAT THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEM	PR-3.2 A MAXIMUM OF 5,200 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION UNDER THIS PLAN PLAN, EXCEPT THAT THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEM. DEVELOPMENT OF ADDITIONAL RESIDENTIAL UNITS SHALL BE ALLOCATED AS FOLLOWS: A. A maximum of 1,000 additional residential units may be authorized to receive permits for construction during the first five years of the plan. The allocations assigned yearly to each jurisdiction shall be linked to the local jurisdiction's performance on 1) permit compliance, 2) implementation of water quality improvement projects that contribute to achieving TMDL targets, and 3) Monitoring. Any unused allocations shall be assigned to the allocation pool administered by TRPA. The maximum annual allocation shall not	A	Policy is re-numbered and amended to reflect the release of new residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.	PR.IMP-4 Residential Allocations would continue to be allocated under the current system and regulatory structure. Approximately 5,200 new residential allocations would be made available. PR.IMP-5 Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as PTOD areas.

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							<p>exceed 200 units.</p> <p>B. Additional residential allocations may be authorized up to the maximum permitted under this plan after the first five years. The allocations shall be linked to the local jurisdiction's performance on; 1) permit compliance, 2) implementation of water quality improvement projects that contribute to achieving TMDL targets, and 3) Monitoring.</p>			

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.3 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION BONUS UNITS MAY BE PERMITTED. (SEE POLICY 9 FOR 200 ADDITIONAL TOURIST ACCOMMODATION UNIT ALLOCATIONS.) (See Goal #3, of the Development and Implementations Priorities Subelement.)	PR-3.3 A MAXIMUM OF 400 ADDITIONAL TOURIST ACCOMMODATION BONUS UNITS MAY BE PERMITTED UNDER THIS PLAN. DEVELOPMENT OF ADDITIONAL TOURIST ACCOMMODATION UNITS SHALL BE ALLOCATED AS FOLLOWS: A. A maximum of 100 additional tourist accommodation bonus units may be permitted during the first five years of the plan. The allocations may be used for Special Projects or in conjunction with a transfer of development pursuant to Goal PR-4, Policy PR-4.2 of this subelement. An additional 300 tourist accommodation bonus units shall be reserved until the first 100 units are used.	A	Policy is re-numbered and amended to reflect the release of new residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.	PR.IMP-6 TAUs. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan same plus 400 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1.

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	<p>DI2.4 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED. (SEE POLICY 8 FOR ADDITIONAL COMMERCIAL FLOOR AREA ALLOCATIONS.) DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:\</p>	<p>PR-3.4 A MAXIMUM OF 600,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED UNDER THIS PLAN. DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS: The commercial floor area allocation for the Regional Plan shall focus on the implementation of projects listed in the Environmental Improvement Program (EIP), achieving TMDL load reduction targets, promotion of the transfer and rehabilitation of substandard development, and creating compact mixed-use walkable town centers and communities.</p> <p>A. A maximum of 150,000 of additional commercial floor area may be permitted during the first five years of the plan. The release of the commercial floor area shall be linked to the local jurisdiction's performance on 1) permit compliance, 2) implementation of water quality improvement</p>	A	Policy is re-numbered and amended to reflect the release of new additional commercial floor area for the updated plan.	<p>PR.IMP-7 CFA. 600,000 square feet of new CFA plus the CFA remaining in the 1987 Regional Plan (see Alternative 1) would be available for distribution as follows: * Community Plan CFA. An additional 300,000 square feet of CFA would be available for the 22 Community Plan areas and would be implemented through the existing allocation process. * Special Projects CFA. An additional 300,000 square feet of CFA would be available for use and implemented through the existing Special Projects provision in the Code. * TMDL Linkage. Distribution of new CFA would be determined by evaluating the success of these implementing strategies and progress toward TMDL interim targets (see also EIP Subelement). * When sufficient progress toward TMDL interim targets is verified, the requirement that irrevocable commitments to implement water quality EIP projects</p>

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							<p>projects that contribute to achieving TMDL targets, and 3) Monitoring. The commercial floor are shall be assigned as follows; 1) 75,000 square feet shall be retained by TRPA for distribution to Special Projects 2) 75,000 square feet shall be distributed to community plans by ordinance based on a jurisdiction's performance in accomplishment of environmental improvements set forth in the adopted community plans.</p> <p>B. Additional 450,000 square feet of commercial floor area shall be reserved by TRPA and may be authorized for release after the first five years. The release of additional commercial floor area shall be linked to the local jurisdiction's performance on; 1) adoption and implementation of a stormwater management plan, 2) permit compliance, 2) implementation of EIP water quality improvement projects that contribute to achieving TMDL Targets, 3) Monitoring, and 4) achieving the interim 5-year TMDL load reduction targets.</p> <p>C. The term "additional</p>			within Community Plans prior to release of CFA would be in effect.

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							commercial floor area" shall not include tourist accommodation area, or outdoor recreation floor area, or their accessory uses, as defined by ordinance. Additional commercial floor area shall not include area added in minor remodeling of existing commercial facilities so long as no change in use occurs, there is no added traffic as a result, the increase is no more than 500 square feet or five percent of the existing facility, whichever is less, and the appropriate coverage rules apply. The exception for minor remodeling is limited to one project for a facility in a ten year period. D. Structures housing gaming shall be considered separately under the provisions set forth in the compact.			

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.5 THE DEVELOPMENT OF ADDITIONAL OUTDOOR RECREATIONAL USES SHALL BE PURSUANT TO SHORT- AND LONG-RANGE PROGRAMS. CRITERIA FOR INCLUSION IN THESE PROGRAMS SHALL BE DEVELOPED BY ORDINANCE.	SAME, RE-NUMBERED TO POLICY PR-3.5	U	N/A	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.6 A MAXIMUM OF 1,500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1992 THROUGH 1996, INCLUSIVE. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT.	NONE	D	Policy has expired. See new Policy PR-3.2 for updatd allocation schedule.	N/A

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.7 A MAXIMUM OF 1500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1997 THROUGH 2001. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. UNUSED ALLOCATIONS FROM 1996 AND PRIOR YEARS SHALL NOT BE REISSUED TO THE LOCAL JURISDICTIONS. THE ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE,	NONE	d	Policy has expired. See new Policy PR-3.2 for updatd allocation schedule.	N/A

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						<p>IMPLEMENTATION OF WATER QUALITY IMPROVEMENTS, AND MONITORING. UNUSED ALLOCATIONS FROM 1997 AND LATER YEARS SHALL BE ASSIGNED TO AN ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO REWARD A JURISDICTION'S GOOD PERFORMANCE AND TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF</p>				

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						ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED BY TRPA.				

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.8 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED AFTER 1997. DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:	NONE		Policy has expired. See new Policy PR-3.4 for updated allocation schedule.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.9 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL	NONE		Policy has expired. See new Policy PR-3.3 for updated allocation schedule.	N/A

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						PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.				

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.10 A MAXIMUM OF 1475 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 2002 THROUGH 2006. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE ASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. ALL UNALLOCATED OR DEDUCTED ALLOCATIONS SHALL NOT BE PLACED INTO THE ALLOCATION POOL. THE ALLOCATIONS ASSIGNED YEARLY TO	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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						<p>EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY IMPROVEMENTS, AND MONITORING AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE</p>				

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						ALLOCATION POOL ADMINISTERED BY TRPA.				

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.11 FROM JANUARY 1, 2007, THE MAXIMUM ADDITIONAL RESIDENTIAL UNITS THAT MAY BE AUTHORIZED IS EQUAL TO THE NUMBER OF UNITS IN THE ALLOCATION POOL CARRIED OVER FROM 2006 PLUS THE 236 UNUSED PRIOR TO 1996 ALLOCATIONS THAT SHALL BE ADDED TO THE POOL. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE REASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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						<p>POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION, APPLICANTS FOR MODERATE HOUSING UNITS UNDER THE MODERATE HOUSING PROGRAM TO RECEIVE ALLOCATIONS, AND FOR LOCAL JURISDICTIONS TO EARN ALLOCATIONS FOR ANNUAL DISTRIBUTION. ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATIO N OF WATER QUALITY AND AIR QUALITY IMPROVEMENTS AND</p>				

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						MONITORING, AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR FOR LOCAL JURISDICTIONS SHALL NOT EXCEED THE FOLLOWING:				

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	PR-4 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	U	Goal is re-numbered	DI3.1 TRANSFERS OF RESIDENTIAL DEVELOPMENT RIGHTS TO PARCELS IN AREAS DESIGNATED AS RECEIVING AREAS IN PLAN AREA STATEMENTS MAY BE PERMITTED. THE NUMBER OF DEVELOPMENT RIGHTS THAT MAY BE TRANSFERRED IS LIMITED TO ONE UNIT FOR UNDEVELOPED PARCELS, OR TO TH	PR-4.1 TRANSFERS OF RESIDENTIAL DEVELOPMENT RIGHTS TO PARCELS IN AREAS DESIGNATED AS RECEIVING AREAS IN PLAN AREA STATEMENTS MAY BE PERMITTED. THE NUMBER OF DEVELOPMENT RIGHTS THAT MAY BE TRANSFERRED IS LIMITED TO ONE UNIT FOR UNDEVELOPED PARCELS, OR TO THE NUMBER OF RESIDENTIAL UNITS EXISTING ON A DEVELOPED PARCEL. A. Residential development rights may be transferred with approval of TRPA. Residential development rights transferred from undeveloped parcels may only be exercised on a receiving parcel, upon receiving a residential allocation in accordance with the provisions regarding those allocations. B. As provided in Goal PR-3 of this subelement and Goal LU-2 of the Land Use Subelement, up to 1000 bonus units may be granted to parcels for	A	Policy re-numbered and amended for consistency with updated allocations numbers.	Existing Implementation measures

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
							<p>multi-residential units in conjunction with transfer of development rights from other parcels or other agency incentive programs. Ordinances shall establish detailed provisions which shall provide for bonuses of varying amounts in relation to a right transferred or implementation of an agency incentive program, depending on the public benefits being provided by the project. More bonuses shall be granted for projects within designated nodes and community plans than for those outside CPs. Other benefits to consider shall include the extent of coverage planned, transportation improvements, water quality improvements, and scenic improvements. More bonuses shall be granted for projects designed to house local residents at median income or below.</p>			

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1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.2 TRANSFERS OF EXISTING TOURIST ACCOMMODATION UNITS INTO DESIGNATED AREAS MAY BE PERMITTED. A. Existing tourist accommodation units may be transferred to designated areas, in conjunction with TRPA approval of a project. The buildings shall be removed	PR-4.2 TRANSFERS OF EXISTING TOURIST ACCOMMODATION UNITS INTO DESIGNATED AREAS MAY BE PERMITTED. A. Existing tourist accommodation units may be transferred to designated areas, in conjunction with TRPA approval of a project. The buildings shall be removed and the site restored, except in special circumstances of public benefits as set forth by ordinance. B. As provided in Goal PR-3 of this subelement and Goal LU-2 of the land Use Subelement, up to 200 additional units may be granted as bonus units in the first ten years of the plan in conjunction with transfer of development. Ordinances shall establish detailed provisions which shall allow bonuses of varying amounts in relation to a unit transferred, depending on the public benefits being provided by the project. No bonuses shall be allowed for projects outside adopted CPs. Benefits to consider shall include extent of coverage planned,	A	Poilyc re-numbered and amended for clarity.	Existing Implementation measures

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
							transportation improvements, water quality improvements, scenic improvements, and accessory services provided.			

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.3 LAND COVERAGE MAY BE TRANSFERRED AS SET FORTH IN GOAL #3, POLICY 2, OF THE LAND USE SUBELEMENT, WITHIN THE RELATED HYDROLOGIC AREA, PROVIDED THE COVERAGE LIMITS SET FORTH IN THE LAND USE SUBELEMENT ARE NOT EXCEEDED. The transfer of land coverage may be implemented by parcel consolidation, parcel retirement, land coverage banking systems or other mechanisms approved by the TRPA. A. Coverage utilized as mitigation for excess coverage on commercial and tourist accommodation projects shall be existing hard coverage as	PR-4.3 LAND COVERAGE MAY BE TRANSFERRED AS SET FORTH IN GOAL LU-4, POLICY LU-4.2, OF THE LAND USE SUBELEMENT, WITHIN THE RELATED HYDROLOGIC AREA, PROVIDED THE COVERAGE LIMITS SET FORTH IN THE LAND USE SUBELEMENT ARE NOT EXCEEDED. The transfer of land coverage may be implemented by parcel consolidation, parcel retirement, land coverage banking systems or other mechanisms approved by the TRPA. A. Coverage utilized as mitigation for excess coverage on commercial and tourist accommodation projects shall be existing hard coverage as defined by ordinance, except where the Governing Board finds that there is an inadequate supply of hard coverage at a reasonable cost in the related hydrologic area. In that event, the Board may authorize an increase in the supply of coverage for transfer in the following order of priority: (1) including existing soft	A	Poily re-numbered and amended for clarity.	Existing Implementation measures

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>defined by ordinance, except where the Governing Board finds that there is an inadequate supply of hard coverage at a reasonable cost in the related hydrologic area. In that event, the Board may authorize an increase in the supply of coverage for transfer in the following order of priority: (1) including existing soft coverage or disturbed areas within the definition of coverage; (2) including potential coverage; and (3) redefining the hydrologic boundaries in that area. Potential coverage shall be defined as base coverage.</p> <p>B. Coverage transferred or used as mitigation to accommodate residential projects, outdoor recreation projects, public service projects, regional public</p>	<p>coverage or disturbed areas within the definition of coverage; (2) including potential coverage; and (3) redefining the hydrologic boundaries in that area. Potential coverage shall be defined as base coverage.</p> <p>B. Coverage transferred or used as mitigation to accommodate residential projects, outdoor recreation projects, public service projects, regional public facilities, and public health and safety facilities may be either existing or potential coverage. Potential coverage shall be defined as base coverage.</p> <p>C. Linear public facilities projects, when transferring or mitigating coverage over base coverage, shall have the option of transferring hard or soft coverage in accordance with these provisions.</p> <p>D. TRPA, in cooperation with other agencies, shall establish a land coverage banking system. TRPA, to the extent possible, shall utilize a land coverage banking system to facilitate the elimination of excess land coverage and to provide transfer mechanisms. TRPA shall certify appropriate entities to acquire land coverage and</p>			

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>facilities, and public health and safety facilities may be either existing or potential coverage. Potential coverage shall be defined as base coverage.</p> <p>C. Linear public facilities projects, when transferring or mitigating coverage over base coverage, shall have the option of transferring hard or soft coverage in accordance with these provisions.</p> <p>D. TRPA, in cooperation with other agencies, shall establish a land coverage banking system. TRPA, to the extent possible, shall utilize a land coverage banking system to facilitate the elimination of excess land coverage and to provide transfer mechanisms. TRPA shall certify appropriate entities to acquire land coverage and implement</p>	<p>implement restoration programs pursuant to this policy.</p> <p>E. Coverage transfers shall be at a ratio of 1:1 or greater. Each square foot of coverage added by transfer shall require removal of one square foot of coverage, except for the special provision for additional commercial coverage over 50 percent, as set forth in the Land Use Subelement Goal LU-3, Policy LU-4.2.B and other ratios as set by this plan.</p> <p>F. Coverage transferred for a single-family house shall be from a parcel equal to, or more environmentally sensitive than, the receiving parcel.</p> <p>G. In the case of individual parcels containing a stream environment zone (SEZ), the amount of coverage attributable to the SEZ portion of the parcel may be transferred to the non-SEZ portion of the parcel or may be utilized in the SEZ pursuant to the access provision set forth in the Stream Environment Zone Subelement.</p>			

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						restoration programs pursuant to this policy. E. Coverage transfers shall be at a ration of 1:1 or greater. Each square foot of coverage added by transfer shall require removal of one square foot of coverage, except for the special provision for additional commercial coverage over 50 percent, as set forth in the Land Use Subelement Goal #3, Policy 2.B and other rations as set by this plan. F. Coverage transferred for a single-family house shall be from a parcel equal to, or more environmentally sensitive than, the receiving parcel. G. In the case of individual parcels containing a stream environment zone (SEZ), the amount of coverage attributable to the SEZ portion of the				

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						parcel may be transferred to the non-SEZ portion of the parcel or may be utilized in the SEZ pursuant to the access provision set forth in Goal #1, Policy 5, of the Stream Environment Zone Subelement.				

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.4 THE RESIDENTIAL PERMIT ALLOCATION SYSTEM SHALL PERMIT THE TRANSFER OF BUILDING ALLOCATIONS FROM PARCELS LOCATED ON SENSITIVE LANDS TO MORE SUITABLE PARCELS. As part of the permit allocation system, TRPA shall permit the transfer of building allocations from parcels in stream environment zones, Land Capability Districts 1-3, lands determined to be sensitive under IPES, or Class 1-4 shorezones, to parcels outside of these areas. However, no allocations shall be transferred to any parcel that is below the level defining the IPES top rank on January 1, 1989 unless the number	SAME RE-NUMBERED TO POLICY PR-4.4	A	Policy re-numbered	Existing Implementation measures

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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						of vacant parcels in the top rank is less than one-half the total inventory in that jurisdiction. Recipients of allocations may transfer across jurisdictional boundaries so long as the jurisdiction to which allocations are transferred has capacity to serve the additional development, both jurisdictions approve the transfer, and the receiving parcel is in land capability districts 4-7 or has an IPES rating above the January, 1989 level. Such inter-jurisdictional transfers shall be counted against the number of permits allocated to the jurisdiction from which the allocations are transferred.				

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1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.5 BEFORE TRANSFER OF ANY DEVELOPMENT RIGHT OR LAND COVERAGE UNDER THIS GOAL IS EFFECTIVE, THE TRANSFEROR LOT SHALL BE APPROPRIATELY RESTRICTED OR RETIRED. IN THE CASE WHERE AN ALLOCATION HAS BEEN TRANSFERRED, OR ALL THE DEVELOPMENT RIGHTS OR COVERAGE HAS BEEN TRANSFERRED OFF A PARCEL DEEMED INAPPROPRIATE FOR FUTURE DEVELOPMENT, THE ENTIRE PARCEL SHALL BE RETIRED. In restricting or retiring a parcel, the implementing ordinances shall consider the retirement of all bonded indebtedness, site	SAME RE-NUMBERED TO POLICY PR-4.5	A	Policy re-numbered	Existing Implementation measures

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						restoration, removal of future development potential, disclosure statements, public notice or recordation, and other requirements TRPA deems necessary. All transfers shall be approved by the affected jurisdictions.				

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1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.6 TRANSFERS OF DEVELOPMENT RIGHTS, OTHER THAN LAND COVERAGE, SHALL BE LIMITED TO EQUIVALENT USES WITH NO INCREASE IN THE PARAMETERS BY WHICH THE USES ARE MEASURED BY THIS PLAN (E.G., FLOOR AREA, UNITS, PAOT). EQUIVALENT USES SHALL BE DEFINED BY ORDINANCE. DEVELOPMENT IMPACTS DUE TO THE RESULTING PROJECTS SHALL BE ADDRESSED AS PART OF THE PROJECT REVIEW PROCESS.	SAME, RE-NUMBERED TO POLICY PR-4.6	A	Policy re-numbered	Existing Implementation measures

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.2 PR & IS/J. Hitchcock		DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threhsold impacts.	NONE	PR-5.1 ALL PROJECTS WILL COMPLETELY OFFSET THEIR ENVIRONMENTAL THRESHOLD IMPACTS.	N	New policy proposed to require projects to address all impacts to thresholds and not just air quality and water quality.	Existing Implementation measures

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threhsold impacts.	DI4.1 NEW RESIDENTIAL, COMMERCIAL, AND PUBLIC PROJECTS SHALL COMPLETELY OFFSET THEIR WATER QUALITY IMPACTS THROUGH ONE OF THE FOLLOWING METHODS: A. Implementing off-site erosion and runoff control projects as a condition of project approval and subject to	PR-5.2 NEW RESIDENTIAL, COMMERCIAL, TOURIST AND PUBLIC PROJECTS WILL COMPLETELY OFFSET THEIR WATER QUALITY IMPACTS THROUGH ONE OF THE FOLLOWING METHODS: A. Implementing off-site erosion and runoff control projects as a condition of project approval and subject to Agency concurrence as to effectiveness, or B. Contributing to a fund established by the Agency for implementing off-site erosion and runoff control projects. The amount of such contributions is established by Agency ordinance. This policy continues the water quality mitigation funds established as part of TRPA's Lake Tahoe Basin Water Quality Management Plan. The fee schedules and distribution formula shall be reviewed and revised as part of the Agency's implementing ordinances and programs.	A	Amended policy adds tourist projects to also offset their water quality impacts.	Existing Implementation measures

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock		DI4	PR-5	A	Goal is broadened to address all environmental threhsold impacts.	DI4.2 ALL PROJECTS SHALL OFFSET THE TRANSPORTATIO N AND AIR QUALITY IMPACTS OF THEIR DEVELOPMENT.	PR-53 ALL PROJECTS WILL OFFSET THE TRANSPORTATION IMPACTS OF THEIR DEVELOPMENT., A. Implementing off-site air quality control projects as a condition of project approval and subject to verification and TRPA concurrence as to effectiveness, or B. Contributing to a fund established and approved by the TRPA for implementing off-site air quality improvement projects. The amount of such contributions is established by Agency ordinance based on actual costs for air quality mitigation.	A	Amended for clarity.	Existing Implementation measures
<b>Alternative 3 -- ENVIRONMENTAL IMPROVEMENT</b>										

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1: IN CONSULTATON WITH EIP PARTNER AGENCIES, DEVELOP PROGAM AREAS AND FIVE-YEAR PROJECT LISTS AIMED AT MAKING SUBSTNATIAL PROGRESSS TOWARD ACHIEVING, AND MAINTAINING, THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND IMPLEMENTING COMPACT TRANSPORTATIO N REQUIREMENTS .	N	Establishes purpose and core content of EIP	NONE	EI-1.1 THE EIP WILL BE DEVELOPED, UPDATED AND MANAGED AS REGIONAL PLAN IMPLEMENTATION STRATEGY	N	Identifes EIP as an implementation strategy of the Regional Plan.	
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.2 THE EIP SHALL CONTAIN THE FOLLOWING MINIMUM PROGRAM AREAS: 1) WATERSHEDS, HABITAT & WATER QUALITY, 2) FOREST MANAGEMENT, 3) AIR QUALITY AND TRANSPORTATION, 4) RECREATION AND SCENIC RESOURCES, 5) APPLIED SCIENCE AND 6) PROGRAM ADMINISTRATION	N	Policy identifies program areas of EIP	EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.3 PROGRAM AREAS SHALL INCLUDE PROGRAM DESCRIPTIONS, PROGRAMMATIC TARGETS AND 10-YEAR FUNDING TARGETS.	N	Defines content of program areas	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.4 A FIVE YEAR LIST OF PRIORITY PROJECTS CONSITANT WITH PROGRAM AREAS WILL BE DEVELOPED AND UPDATED ANNUALLY	N	Establishes nexus between program areas and project list and requires the "list" which is the specific actions or implementation measures to be taken	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.5 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES TO DEVELOP PRIORITY PROJECTS CONSISTENT WITH THE EIP.	N	This policy was previously located in the Financing sub-element (Goal 2, Policy 1) and has been updated to reflect the EIP (as opposed to CIP) and moved to the "EIP" section since the policy relates to development of the EIP project list.	EIP.IMP-1

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.3 EIP/P. Nielsen	NONE	F1 IN COOPERATION WITH OTHER AGENCIES, PROVIDE FUNDS TO CARRY OUT THE CAPITAL IMPROVEMENTS PROGRAM AND OTHER PROGRAMS OF THE REGIONAL PLAN, PROVIDE FOR REVENUE SOURCES THAT DISTRIBUTE COSTS EQUITABLY AMONG THE USERS OF THE BASIN, MEET PERFORMANCE OBJECTIVES, AND ATTAIN ENVIRONMENTAL THRESHOLDS.	EI-2: SUPPORT THE ENVIRONMENTAL IMPROVEMENT PROGRAM, AND OTHER PROGRAMS OF THE REGIONAL PLAN, BY IDENTIFYING A DIVERSITY OF FUNDING SOURCES AND ASSISTING IN THEIR DEVELOPMENT.	A	Goal is changed to reference EIP as opposed to CIP	F1-1 TRPA SHALL DEVELOP AND CARRY OUT FINANCIAL PROGRAMS TO PROVIDE THE FUNDING NECESSARY TO IMPLEMENT THE CAPITAL IMPROVEMENTS PROGRAM FOR WATER QUALITY AND TRANSPORTATION.	EI-2.1 TRPA SHALL DEVELOP AND CARRY OUT FINANCIAL PROGRAMS TO PROVIDE THE FUNDING NECESSARY TO ASSIST IN THE IMPLEMENTATION OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM.	A	Deleted reference to "capital improvement program for water quality and transportation" in order to recognize need to fund all aspects of the EIP. Chaged policy to state that financial programs would be developed provide funding to implement CIP to "asssit in the implementation." Previous policy seemed to impley that TRPA would develop finanacial programs to provide funding to implement the entire EIP.	EIP.IMP-1
1.13.3 EIP/P. Nielsen	NONE	F1	EI-2	A	Goal is changed to reference EIP as opposed to CIP	F2-2 FINANCIAL PROGRAMS SHALL PROVIDE FOR AN EQUITABLE DISTRIBUTION OF COSTS AMONG GOVERNMENTAL ENTITIES AND BASIN USER	EI-2-2 FINANCIAL PROGRAMS SHALL PROVIDE FOR AN EQUITABLE DISTRIBUTION OF COSTS AMONG GOVERNMENTAL ENTITIES AND BASIN USER GROUPS.	U		EIP.IMP-1

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						GROUPS.				
1.13.3 EIP/P. Nielsen	NONE	F1	EI-2	A	Goal is changed to reference EIP as opposed to CIP	NONE	EI-2.3 DEVELOP A FINANCE PLAN WHICH SUMMARIZES PROGRAM FINANCIAL NEEDS, ESTABLISHES FUNDING SECTOR SHARES (I.E. FEDERAL, STATE LOCAL, PRIVATE) IDENTIFIES DEXISTING AND POTENTIAL SOURCES OF FUNDS FOR THE PROGRAM, DETERMINES FUNDING GAPS, AND DEVELOPES A PROJECTION OF REVENUES NEEDED TO FUND ACTION PRIORITIES.	N	Establishes requirement to prepare a finance plan	EIP.IMP-1

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1.13.3 EIP/P. Nielsen	NONE	F2 COORDINATE THE REVENUE PROGRAM FOR IMPLEMENTATION OF THE REGIONAL PLAN WITH OTHER RESPONSIBLE AGENCIES; DIRECT THE UTILIZATION OF REGIONAL REVENUES TO SOLVE HIGH-PRIORITY WATER QUALITY AND TRANSPORTATION PROBLEMS.	EI-3 COORDINATE THE REVENUE PROGRAM FOR IMPLEMENTATION OF THE REGIONAL PLAN WITH OTHER RESPONSIBLE AGENCIES; ASSIST IN DIRECTING THE UTILIZATION OF REGIONAL REVENUES TO IMPLEMENT THE ENVIRONMENTAL IMPROVEMENT PROGRAM.	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-1 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES AND ESTABLISH REGIONAL WATER QUALITY AND TRANSPORTATION PROJECT PRIORITIES CONSISTENT WITH THE REGIONAL PLAN.	See Policy EI-1.5	A	Modified and moved to "Environmental Improvement Program" section (See Policy RS 1.5)	

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1.13.3 EIP/P. Nielsen	NONE	F2	EI-3	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-2 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES IN THE DEVELOPMENT AND IMPLEMENTATION OF LONG-TERM REVENUE PROGRAMS, TO AVOID DUPLICATION OF EFFORT, AND TO IMPROVE THE EFFICIENCY OF CAPITAL PROGRAMS.	EI-3.1 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES IN THE DEVELOPMENT AND IMPLEMENTATION OF REVENUE PROGRAMS, TO AVOID DUPLICATION OF EFFORT, AND TO IMPROVE THE EFFICIENCY OF ENVIRONMENTAL IMPROVEMENT PROGRAM	A	Updated to acknowledge EIP which did not exist when original policies were developed.	Under Alternative 3, Chapter 33 would be amended to mandate that a fee be collected for each new square foot of CFA allocated, and that these funds would be used toward EIP implementation. The funds would be considered local revenue and made available to the local governments as fees are collected in the respective jurisdictions. The project proponent would not be required to construct environmental improvements above and beyond those required for mitigation purposes. This is in contrast to Alternative 2, which would rely on new development projects to construct significant environmental improvement above and beyond those required for mitigation purposes. See Institutional and Performance Review and Implementation

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										Scheduling Subelements for implementation measure.
1.13.3 EIP/P. Nielsen	NONE	F2	EI-3	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-3 REGIONAL REVENUE SOURCES SHALL BE APPLIED TO HIGH-PRIORITY CAPITAL IMPROVEMENTS THROUGHOUT THE REGION.	EI-3.2 REGIONAL REVENUE SOURCES SHALL BE APPLIED TO HIGH-PRIORITY EIP PROJECTS THROUGHOUT THE REGION.	A	Updated to acknowledge EIP which did not exist when original policies were developed.	The use of mitigation funds, which are a form of local regional revenue, are implementation measures that are included in other sections of the Code.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.3 EIP/P. Nielsen	NONE	F3 THROUGH A CAPITAL IMPROVEMENTS PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MONITORING AND EVALUATION SUBELEMENT FOR REDUCTIONS IN LOADS OF DISSOLVED INORGANIC NITROGEN TO LAKE TAHOE AND RESTORATION OF SEZS.	EI-4 THROUGH THE ENVIRONMENTAL IMPROVEMENT PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MONITORING AND EVALUATION SUBELEMENT TO ACHIVE SUBSTANTIAL PROGRESS TOWARD THRESHOLD ATTAINMENT.	A	Recognizes the goal of the EIP to help meet performance targets for all thresholds	F3-1 LOCAL UNITS OF GOVERNMENT, STATE TRANSPORTATION DEPARTMENTS, AND OTHER AGENCIES SHALL BE RESPONSIBLE FOR CARRYING OUT CAPITAL IMPROVEMENTS FOR WATER QUALITY, WITH OVERSIGHT BY TRPA. FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES SHALL BE MADE AVAILABLE TO LOCAL GOVERNMENTS.	EI-4.1 LOCAL UNITS OF GOVERNMENT, STATE AND FEDERAL AGENCIES AND PRIVATE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CARRYING OUT CAPITAL PROJECTS IDENTIFIED IN THE EIP, WITH OVERSIGHT BY TRPA. FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES SHALL BE MADE AVAILABLE TO LOCAL GOVERNMENTS.	A	Inserted "Federal agencies" and "private property owners" to recognize their role in implementing the EIP.	Numerous Code provisions (e.g. BMP Retrofit Ordinance, allocation of developmet provisions, etc) result in sector participation in EIP.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.3 EIP/P. Nielsen	NONE	F3	EI-4	A	Recognizes the goal of the EIP to help meet performance targets for all thresholds	F3-2 LOCAL UNITS OF GOVERNMENT AND STATE TRANSPORTATION DEPARTMENTS SHALL GENERALLY OBSERVE THE WATER QUALITY PRIORITIES SET FORTH IN THE CAPITAL IMPROVEMENTS PROGRAM TO ENSURE THAT CAPITAL IMPROVEMENTS AND AVAILABLE REVENUES ARE CONSISTENT.	EI-4.2 LOCAL UNITS OF GOVERNMENT, STATE AND FEDERAL AGENCIES AND PRIVATE PROPERTY OWNERS SHALL OBSERVE THE PRIORITIES SET FORTH IN THE ENVIRONMENTAL IMPROVEMENT PROGRAM TO ENSURE THAT CAPITAL IMPROVEMENTS AND AVAILABLE REVENUES ARE CONSISTENT.	A	Deleted the word "generally" to ensure fundng is focused on the priiroities of the EIP instead of "generally focused." Inserted "Federal agencies" and "private property owners" to recognize their role in implementing the EIP.	Numerous Code provisions (e.g. BMP Retrofit Ordinance, allocation of developmet provisions, etc) result in sector participation in EIP.
1.13.3 EIP/P. Nielsen	NONE	F3	EI-4	A	Recognizes the goal of the EIP to help meet performance targets for all thresholds	F3-3 ALL CAPITAL IMPROVEMENTS PROJECTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE HANDBOOK OF BEST MANAGEMENT PRACTICES.	DELETED	D	Seems like a random reference to the BMP Hanbook and is more like language that should be in the water quality section of the Code.	

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1.13.3 EIP/P. Nielsen	NONE	F4 THROUGH A CAPITAL IMPROVEMENTS PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MANAGEMENT AND EVALUATION SUBELEMENT FOR REDUCTIONS IN VEHICLE MILES TRAVELLED AND EMISSIONS OF OXIDES OF NITROGEN FOR PHASES I-IV OF THE TRANSPORTATION ELEMENT.	EI-5 THROUGH THE EIP MEET THE TRANSPORTATION GOALS IDENTIFIED IN THE REGIONAL TRANSPORTATION PLAN	A	The RTP includes performance standards for transportation and the TTD role is defined by the associated policies	F4-1 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL BE RESPONSIBLE FOR CARRYING OUT THE TRANSPORTATION PORTION OF THE CAPITAL IMPROVEMENTS PROGRAM, WITH FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES, AND WITH THE OVERSIGHT OF TRPA.	EI-4.1 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL BE RESPONSIBLE FOR CARRYING OUT THE TRANSPORTATION PORTION OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM, WITH FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES, AND WITH THE OVERSIGHT OF TRPA.	A	Changed CIP to EIP	EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP, including the five-year list of projects which represent the priority projects that are eligible for funding through the use of mitigation fees, SNPLMA, NV Bond, etc. Chapter 4 of the Code specifies the level of review for all activities, including transportation projects. Chapter 5 outlines the environmental documentation requirements for those activities.

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.3 EIP/P. Nielsen	NONE	F4	EI-5	A	The RTP includes performance standards for transportation and the TTD role is defined by the associated policies	F4-2 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL OBSERVE THE TRANSPORTATION IMPROVEMENT PRIORITIES SET FORTH IN THE CAPITAL IMPROVEMENTS PROGRAM TO ENSURE THE APPROPRIATE PHASING OF IMPROVEMENTS AND THAT CAPITAL IMPROVEMENTS PROGRAMS ARE CONSISTENT WITH AVAILABLE FUNDING.	EI-4.2 THE TAHOE TRANSPORTATION DISTRICT, LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT AND PRIVATE ENTITIES SHALL OBSERVE THE TRANSPORTATION IMPROVEMENT PRIORITIES SET FORTH IN THE ENVIRONMENTAL IMPROVEMENT PROGRAM TO ENSURE THE APPROPRIATE PHASING OF IMPROVEMENTS AND THAT CAPITAL IMPROVEMENTS PROGRAMS ARE CONSISTENT WITH AVAILABLE FUNDING.	A	Changed CIP to EIP	
1.13.3 EIP/P. Nielsen	NONE	F4	EI-5	A	The RTP includes performance standards for transportation and the TTD role is defined by the associated policies	F4-3 TRPA SHALL REVIEW AND APPROVE ALL TRANSPORTATION-RELATED CAPITAL IMPROVEMENTS PROJECTS.	DELETED	D		

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-5 CLIMATE CHANGE THE EIP WILL ADDRESS GLOBAL CLIMATE CHANGE WITH THE AIM OF REDUCING GREENHOUSE GAS EMISSIONS	N		NONE	EI-5.1 THE EIP WILL IDENTIFY RESWOURCE MANAGEMENT ACTIVITIES THAT CONTRIBUTE TO THE REDUCTION OF GLOBAL GREENHOUSE GASES AND TRACK REDUCTIONS ANNUALLY.	N		
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-5	N		NONE	EI-5.2 THE EIP WILL DEVELOP AN ADAPTATION STRATEGY TO ENSURE PROJECTS ARE DESIGNED TO BE EFFECTIVE OVER THE LONG TERM IN A CHANGING CLIMATE.	N		Resource managers in the Sierra are not currently changing the way environmental improvement projects are designed due to climate change considerations. Specific implementation measures will be developed in the future if climate change impacts are significant enough to require different approaches to designing and implementing EIP projects.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-5	N		NONE	EI-5.3 THE BEST AVAILABLE SCIENCE WILL BE EMPLOYED TO DESIGN EIP PROJECTS TO ADAPT TO CLIMATE CHANE AND TO BETTER ACCOUNT FOR CARBON SEQUESTRATION RESULTING FROM RESOURCE MANAGEMENT PROJECTS.	N		Resource managers in the Sierra are not currently changing the way environmental improvement projects are designed due to climate change considerations. Specific implementation measures will be developed in the future if climate change impacts are significant enough to require different approaches to designing and implementing EIP projects.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-6 PROGRESS TRACKING DEVELOP A SYSTEM FOR TRACKING PROGRESS OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM	N	Acknowledges need for accountability and program progress	NONE	EI-6.1 EIP PROJECT IMPLEMENTERS AND FUNDING ENTITIES WILL REPORT ANNUALLY TO TRPA ON THE ACCOMPLISHMENTS OF PROGRAM ACCOMPLISHMENTS AND FUNDING EXPENDITURES.	N	Requires implementers to report the required information so annual reporting can occur	Amend Code Chapter 38 (Tracking, Accounting and Banking) to specify the reporting elements of the EIP.

### Alternative 3 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-6	N	Acknowledges need for accountability and program progress	NONE	EI-6.2 ANNUAL REPORTING ON PROGRAM PROGRESS SHALL USE A COMMON AND CONSISTENT METHODOLOGY.	N	Identifies need to standardize the reporting approach as opposed to having different processes and products every year	Amend Code Chapter 38 (Tracking, Accounting and Banking) to specify the reporting elements of the EIP.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-7 ADAPTIVE MANGEMENT USE RESULTS AND RECOMMENDATIO NS FROM SCIENCE AND MONITORING TO INFORM PROGRAM EFFECTIVENESS AND PRIORITIES	N	Establishes goal of having the EIP be a dynamic program that can change priorities and appraoches to resource managment issues based on new infomration generated through sound science	NONE	EI-7.1 PROJECT EFFECTIVENESS AND STATUS AND TREND MONITORING SHALL BE INCORPORATED INTO THE EIP	N	Incorporates status and trend monitoring efforts into the EIP as a program element.	EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP which includes an Applied Scienc Focus Area that specifies project effectiveness and status and trend monitoring needs.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-7	N		NONE	EI-7.2 DEVELOP AN ANNUAL PROCEEDURE THAT ALLOWS EIP SCIENCE PROGAM RESULTS TO INFORM AND GUIDE EIP CAPITAL PROJECT DEVELOPMENT AND IMPLEMENTATION.	N	Requires a process that ensures science results are shared with EIP program managers, partners, implementers and policy makers and used to inform project and program implementation.	Amend Chapter 32 (Regional Plan and Threshold Review) to require the synthesis of relevant scientific project effectiveness monitoring results to inform capital project development.

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-8 EDUCATION INFORM AND EDUCATE THE PUBLIC ON GOALS AND ACCOMPLISHMENTS OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM	N		NONE	EI-8.1 DEVELOP LEGISLATIVE BRIEFING PACKETS AND AGENDAS AS NEEDED TO DESCRIBE EIP PROGRAM STATE AND FEDERAL LEGISLATIVE NEEDS	N	Establishes education componet of EIP and requires deveopment of legislative agendas that are used to gain support for EIP priorities	EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-8	N		NONE	EI-8.2 ASSIST EIP PARTNERS IN GAINING SUPPPORT FOR EIP LEGISLATIVE AGENDAS AND LOCAL INITIATIVES	N	Recognizes role of TRPA in gaining support for EIP	
<b>Alternative 3 -- EDUCATION AND OUTREACH (the Education and Outreach Subelement is new, and as such, Alternative 3 would be the same as Alternative 2)</b>										
<b>Alternative 3 -- MONITORING AND EVALUATION (same as Alternative 2)</b>										

# **ALTERNATIVE 4**

## **Summary Matrix of Goals, Policies, and Implementation Strategies**

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
<b>Alternative 4 -- LAND USE</b> <b>(same as Alternative 2 except for the following modification/additions)</b>										
1.8.1 Land Use/J. Hitchcock	NONE	LU2 DIRECT THE AMOUNT AND LOCATION OF NEW LAND USES IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT.	LU-2 THE AMOUNT AND LOCATION OF LAND USES ARE DIRECTED IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT.	A	This amended goal is reworded for clarity.	LU2.1 THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	LU-2.1 LIMIT THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME IN ACCORDANCE WITH THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	A	This amended policy is reworded for clarity.	LU.IMP-30 Amend Chapter 33, Allocation of Development. 1) An additional 200,000 square feet of new CFA will be reserved for transfer of development only. CFA would be distributed with incentives as a matching reward to projects proposing transfer of CFA from sensitive lands to districts designated as Town Centers and Tourist Centers, 2) There will be no new TAUs in Alternative 4, 3) Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes: 10% of annual allocations would be reserved for a Resident Occupancy Program, Approximately 2,600 new residential allocations would be

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										made available, 4) Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be available only in districts designated as PTOD areas.
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-3	A	This amended goal is reworded for clarity.	NONE	LU-2.2 DIRECT LAND USE AND GROWTH TO APPROPRIATE AREAS OF THE REGION AND CONCENTRATE ADDITIONAL DEVELOPMENT IN URBAN AREAS WHERE INFRASTRUCTURE CAPACITY AND FACILITIES CAN BE MADE AVAILABLE MOST EFFICIENTLY.	N	This new policy acts to support to direct growth and redevelopment to town centers that have the supporting infrastructure and to promote concentrated development to reduce the reliance on the automobile.	LU.IMP-30

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1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-3	A	This amended goal is reworded for clarity.	LU2.2 SPECIFIC LAND USE POLICIES SHALL BE IMPLEMENTED THROUGH THE USE OF PLANNING AREA STATEMENTS FOR EACH OF THE PLANNING AREAS IDENTIFIED IN THE MAP INCLUDED IN THIS PLAN (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE AND CHARACTER HAVE BEEN MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING FIVE LAND USE CLASSIFICATIONS: CONSERVATION, RECREATION, RESIDENTIAL, COMMERCIAL AND PUBLIC SERVICE, AND TOURIST. THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. OTHER DETAILED PLANS,	SAME	U	NA	LU.IMP-30 LU.IMP-31 Maintain existing Plan Areas Statements (PAS) system and Land Use Map; however; modify the PASs to account for land use changes that have occurred since the adoption of the 1987 Regional Plan such as acquisition of lands by public agencies and to conform TRPA's land use classification to the USFS management areas. Specific changes to plan area boundaries are proposed to create consistency between TRPA's plan and local and federal land use plans. LU.IMP-32 PTOD by focusing on concentrating development in plan areas with new allocations and commodities. New allocations would be used in conjunction with transfers of development and would focus on 5 areas within existing urban areas with the greatest potential for redevelopment that would enhance community character, environmental quality, and walkability. More concentrated

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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						SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED. THESE DETAILED PLANS MAY COMBINE TWO OR MORE OF THE FIVE LAND USE CLASSIFICATIONS.				development would take place within a portion of the following five designated Plan Areas: South Y, South Stateline, North Stateline, Lower Kingsbury, Kings Beach.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-3	A	This amended goal is reworded for clarity.	LU2.3 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS.	SAME	U	NA	LU.IMP-30 LU.IMP-31 LU.IMP-32
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-3	A	This amended goal is reworded for clarity.	LU2.4 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY	SAME	U		LU.IMP-30 LU.IMP-31 LU.IMP-32

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS.				
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-3	A	This amended goal is reworded for clarity.	LU2.5 ALL PLAN AREA STATEMENTS, COMMUNITY PLANS, OR OTHER SPECIFIC PLANS ADOPTED BY THE AGENCY SHALL SPECIFY THE TOTAL ADDITIONAL DEVELOPMENT WHICH MAY BE PERMITTED WITHIN THE REGION, NOT TO EXCEED THE LIMITATIONS SET FORTH IN A, B, C, D, AND E, BELOW. RECONSTRUCTION AND RELOCATION OF EXISTING DEVELOPMENT ARE NOT CONSIDERED ADDITIONAL DEVELOPMENT. (SEE	SAME	U	NA	LU.IMP-30 LU.IMP-31 LU.IMP-32

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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						DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT FOR GROWTH MANAGEMENT AND TRANSFER OF DEVELOPMENT PROVISIONS.)				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU2	LU-3	A	This amended goal is reworded for clarity.	<p>LU2.6            IN ORDER TO BE RESPONSIVE TO THE NEEDS AND OPPORTUNITIES OF VARIOUS AREAS WITHIN THE REGION, SPECIFIC COMMUNITY PLANS (CPs) MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. COMMUNITY PLANS SHALL GUIDE DEVELOPMENT IN SPECIFIED AREAS FOR AT LEAST THE FIRST TEN YEARS OF THE PLAN AND SHALL BE KEPT CURRENT BY PERIODIC REVIEW. THE TRPA SHALL ACTIVELY ENCOURAGE PROMPT DEVELOPMENT OF COMMUNITY PLANS FOR ALL DESIGNATED AREAS, WITH A GOAL OF COMPLETING THE COMMUNITY PLANS BY DECEMBER 1, 1989. THE AREAS DESIGNATED SHALL BE THOSE WHERE COMMERCIAL USE IS CONCENTRATED OR SHOULD BE</p>	SAME	U	NA	<p>LU.IMP-30            LU.IMP-31            LU.IMP-32</p>

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>CONCEN-TRATED. THEY SHALL BE AREAS SERVED, OR EASILY SERVED, BY TRANSIT SYSTEMS, WHICH HAVE ADEQUATE HIGHWAY ACCESS, WHICH HAVE, OR CAN HAVE, HOUSING IN THE VICINITY AVAILABLE FOR EMPLOYEES WORKING IN THE AREA, AND WHICH OTHERWISE QUALIFY AS AREAS SUITABLE FOR CONTINUED OR INCREASED LEVELS OF COMMERCIAL ACTIVITY. SOME AREAS, BECAUSE OF THEIR EXISTING AND PROPOSED DEVELOPMENT PATTERNS, MAY INCORPORATE MORE THAN COMMERCIAL USE CLASSIFICATIONS.</p>				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	NONE	LU3 ALL NEW DEVELOPMENT SHALL CONFORM TO THE COEFFICIENTS OF ALLOWABLE LAND COVERAGE AS SET FORTH IN "THE LAND CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA-NEVADA, A GUIDE FOR PLANNING, BAILEY, 1974."	LU-4 ALLOWABLE LAND COVERAGE IN THE TAHOE BASIN SHALL BE SET IN ACCORDANCE WITH THE LAND CAPABILITY DISTRICT CLASSIFICATION METHODOLOGY AND DISTRICT-BASED LAND COVERAGE LIMITATIONS SET FORTH IN THE LAND-CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA-NEVADA, A GUIDE FOR PLANNING (BAILEY 1974).	A	This amended goal is reworded for clarity.	LU3.1 ALLOWED BASE LAND COVERAGE FOR ALL NEW PROJECTS AND ACTIVITIES SHALL BE CALCULATED BY APPLYING THE BAILEY COEFFICIENTS, AS SHOWN BELOW, TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY. A. In the case of subdivisions approved by TRPA in conformance with the coefficients assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or	LU-4.1 BASE ALLOWABLE LAND COVERAGE SHALL BE DETERMINED BY APPLYING THE ALLOWABLE LAND COVERAGE COEFFICIENTS DERIVED BY BAILEY (1974) (SHOWN BELOW) TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY. A. In the case of subdivisions approved by TRPA in conformance with the bailey coefficients, the coverages assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or building sites, and common area facilities. A list of such PUDs appears in Attachment E. C. After December 31, 1988, for vacant residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative erosion hazard and runoff	A	This amended policy is reworded for clarity.	LU.IMP-33 Amend Chapter 20, Coverage to limit the maximum allowable coverage (base allowable plus transferred) to 50% for commercial facilities on vacant parcels. LU.IMP-34 Amend Chapter 20, Coverage to allow soft coverage transfers from sensitive and non-sensitive lands for commercial, tourist accommodation, and/or mixed-use facilities located within adopted CPs. LU.IMP-35 Amend Chapter 20, Coverage: A coverage transfer ratio of 2:1 (sending: receiving) would apply to all transfers in excess of allowable base coverage when transferring coverage from sensitive lands, (ii) a coverage transfer ratio of 3:1 (sending: receiving) would apply to all transfers in excess of allowable base coverage when transferring coverage from non-sensitive lands.. LU.IMP-36 Amend Chapter 20, Coverage to require that in lieu excess coverage mitigation fees be used for the acquisition and restoration off existing coverage only, and not

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						building sites, and common area facilities. A list of such PUDs appears in Attachment E. C. After December 31, 1988, for vacant residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.) The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy.	potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.) The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy.			for the acquisition and retirement of potential land coverage.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.1 Land Use/J. Hitchcock	None	LU3	LU-4	A	This amended goal is reworded for clarity.	<p>LU3.2 THE ALLOWED COVERAGE IN POLICY 1 MAY BE INCREASED BY TRANSFER OF LAND COVERAGE WITHIN HYDROLOGICALLY RELATED AREAS UP TO THE LIMITS AS SET FORTH IN A, B, C, D, AND F OF THIS POLICY:</p> <p>SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAPPED ACCESS, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS.</p> <p>LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT ARE FURTHER DESCRIBED IN GOAL #3 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.</p>	<p>LU-4.2 LAND COVERAGE MAY BE INCREASED ABOVE THE BASE ALLOWABLE COVERAGE LIMITS SET IN POLICY 1, UP TO THE MAXIMUM ALLOWABLE LAND COVERAGE LIMITS SET FORTH IN A, B, C, D, AND F OF THIS POLICY, BY TRANSFER OF LAND COVERAGE FROM HYDROLOGICALLY RELATED AREAS AND TRPA DESIGNATED COVERAGE-IMPAIRED WATERSHEDS.</p> <p>SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAPPED ACCESS FOR PUBLIC HEALTH AND SAFETY, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS.</p> <p>LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT ARE FURTHER DESCRIBED UNDER GOAL #3 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.</p> <p>B. Commercial Facilities, Tourist Accommodation Facilities, and Mixed-Use Facilities in a Community Plan: The maximum coverage allowed (Base + Transfer - shall be 50 percent of the land in capability districts 4 - 7, provided the parcel is within</p>	A	<p>This amended policy is reworded for clarity. In the addition the policy is amended as follows:</p> <ul style="list-style-type: none"> <li>* To allow for coverage from designated coverage-impaired watersheds to be transferred across Hydrologic Transfer Area boundaries for the purpose of creating an incentive for coverage reduction in impaired watersheds.</li> <li>* To allow for the transfer of coverage for public health and safety reasons.</li> <li>* To allow for commercial, tourist accommodation, and mixed-use facilities to transfer in up 50% coverage in adopted community plans to promote the concentration of development within community plan areas.</li> </ul>	<p>LU.IMP-33 LU.IMP-34 LU.IMP-35 LU.IMP-36</p>

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>B. Commercial Facilities in a Community Plan: The maximum coverage allowed (Base + Transfer on an existing undeveloped parcel through a transfer program, shall be 70 percent of the land in capability districts 4 - 7, provided the parcel is within an approved community plan. For existing developed parcels, the maximum land coverage allowed is 50 percent coverage transfers to increase coverage from the base coverage up to 50 percent, shall be at a ratio of 1:1. Coverage transfers to increase coverage above 50 percent, shall be at gradually increasing ratios, with the transfer ratio for all the coverage over 50 percent determined as indicated on the following graph:</p> <p>C. Tourist Accommodation Facilities, Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a</p>	<p>an approved community plan. Coverage transfers to increase coverage from the base coverage up to 50percent, shall be at a ratio of 2:1 when transferring coverage from sensitive lands (land capabilit districts 1-3). The coverage transfer ratio shall be 3:1 when transferring coverage from non-sensitive lands (land capability districts 4-7).</p> <p>C. Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ration to increase coverage from the base coverage to 50 percent shall be at a ration of 1:1.</p>			

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						Community Plan: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ration to increase coverage from the base coverage to 50 percent shall be at a ration of 1:1.				
<b>Alternative 4 -- HOUSING</b> <b>(same as Alternative 2 except for the following modification/additions)</b>										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.2 Housing/Neil Crescenti	H.DC-2 Housing Opportunities: There are housing opportunities for full-time and seasonal residents, with attention to workers employed within the Basin.	H1 TO THE EXTENT POSSIBLE AFFORDABLE HOUSING WILL BE PROVIDED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION	H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds	A	Current Goal is written as a policy	H-1.1: Special incentives, such as bonus development units, will be given to promote affordable or government-assisted housing for lower income households (80% of respective county's median income) and for very low income households (50% of respective county's median income). Each county's median income will be determined according to the income limits published annually by the department of housing and urban development.	H1.2 Building incentives such as increased density, bonus units and coverage allowances within urban core areas for the development of low and moderate income housing units shall be given to new construction only. Incentives shall not be made available for projects intended as mitigation.	A	Reworded to remove specifics, such as income limits, which will be detailed in the code.	H.IMP8: Specify in the code chapters 33, 34 and 35 where provisions are made for affordable housing incentives that these incentives are limited to new construction not intended as mitigation
1.8.2 Housing/Neil Crescenti	H.DC-2	H1	H-1	A	Current Goal is written as a policy	H-1.2. Local Governments will be encouraged to assume their "fair share" of the responsibility to provide lower and very low income housing.	H1.1 Local Governments as implementers: Local governments shall be required to assess and develop a housing plan for creating their "fair-share" of affordable and moderate housing stock appropriate to their local populations needs.	A	The updated policy broadens the application of the policy to include very low, low and moderate income housing. Also, fair share as a policy tool has not been used in to date.	H.IMP9: Require as part of chapter 33, the development and maintenance of an affordable and moderate income housing plan, which outlines a needs assessment and plan for implementation in order to receive annual residential allocations

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.2 Housing/Neil Crescenti	H.DC-2	H1	H-1	A	Current Goal is written as a policy	H-1.3: FACILITIES SHALL BE DESIGNED AND OCCUPIED IN ACCORDANCE WITH LOCAL, REGIONAL, STATE AND FEDERAL STANDARDS FOR THE ASSISTANCE OF HOUSEHOLDS WITH LOW AND VERY LOW INCOMES. SUCH HOUSING UNITS SHALL BE MADE AVAILABLE FOR RENTAL OR SALE AT A COST TO SUCH PERSONS THAT WOULD NOT EXCEED THE RECOMMENDED STATE AND FEDERAL STANDARDS.	H-1.3: FACILITIES SHALL BE DESIGNED AND OCCUPIED IN ACCORDANCE WITH LOCAL, REGIONAL, STATE AND FEDERAL STANDARDS FOR THE ASSISTANCE OF HOUSEHOLDS WITH VERY LOW, LOW AND MODERATE INCOMES. SUCH HOUSING UNITS SHALL BE MADE AVAILABLE FOR RENTAL OR SALE AT COST TO SUCH PERSONS THAT WOULD NOT EXCEED THE RECOMMENDED STATE AND FEDERAL STANDARDS	A	Amended policy to include application to moderate income housing	H.IMP1: Local jurisdictions are responsible for ensuring that income sensitive housing is constructed and kept up to standards held by state and federal housing programs.
1.8.2 Housing/Neil Crescenti	H.DC-2	H1	H-1	A	Current Goal is written as a policy	H-1.4: AFFORDABLE OR GOVERNMENT ASSISTED HOUSING FOR LOWER INCOME HOUSEHOLDS SHOULD BE LOCATED IN CLOSE PROXIMITY TO EMPLOYMENT CENTERS, GOVERNMENT SERVICES, AND TRANSIT FACILITIES. SUCH HOUSING MUST BE COMPATIBLE WITH		U		H.IMP2: Project permitting must show that projects are located in appropriate transect zones and that projects are within close proximity to transit services.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						THE SCALE AND DENSITY OF THE SURROUNDING NEIGHBORHOOD.				
1.8.2 Housing/Neil Crescenti	H.DC-2	H1	H-1	A	Current Goal is written as a policy	NONE	H1.6: All tourist accommodation unit, multi-family, and mixed-use projects incorporating taus or residential units shall be required to include 25% of the total project units as affordable housing	N	Response to stakeholder input	H.IMP8: Prior to project application approval, project proponents will have to demonstrate plans and commodities for the development of 25% inclusionary housing
1.8.2 Housing/Neil Crescenti	H.DC-2	H2 TO THE EXTENT FEASIBLE WITHOUT COMPROMISING THE GROWTH MANAGEMENT PROVISIONS OF THE REGIONAL PLAN, THE ATTAINMENT OF THRESHOLD GOALS, AND AFFORDABLE HOUSING INCENTIVE PROGRAMS, MODERATE INCOME HOUSING WILL BE ENCOURAGED IN SUITABLE	SAME	U	N/A	H2.1 SPECIAL INCENTIVES, SUCH AS BONUS DEVELOPMENT UNITS, WILL BE MADE AVAILABLE TO PROMOTE HOUSING FOR MODERATE INCOME HOUSEHOLDS(120 PERCENT OF RESPECTIVE COUNTY'S MEDIAN INCOME). SUCH INCENTIVES SHALL BE MADE AVAILABLE WITHIN JURISDICTIONS THAT DEVELOP HOUSING	SAME	U	This policy is redundant to policy H-1.2.	H.IMP4: Discontinue the moderate income housing plan requirement of the moderate income program

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
		LOCATIONS FOR THE RESIDENTS OF THE REGION				PROGRAMS THAT ARE SUBSTANTIALLY CONSISTENT WITH AND COMPLEMENTARY TO THE REGIONAL PLAN.				
1.8.2 Housing/Neil Crescenti	H.DC-2	H2	SAME	U	N/A	H2.2: RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL BE USED TO PROVIDE HOUSING FOR FULL-TIME RESIDENTS OF THE TAHOE BASIN. SUCH UNITS SHALL NOT BE USED FOR VACATION RENTAL PURPOSES	SAME	U	N/A	Existing implementation measures
1.8.2 Housing/Neil Crescenti	H.DC-2	H2	SAME	U	N/A	H2.3: RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL REMAIN PERMANENTLY WITHIN THE PROGRAM	SAME	U	N/A	Existing implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.2 Housing/Neil Crescenti	H.DC-2	NONE	H2: Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable and moderate, existing stocks must be protected.	NONE	H-2.1: Mitigation shall be required for projects proposing demolition or conversion of existing structures determined to be moderate or low income housing	N	Current mitigation policy is limited to projects that propose subdivision.	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county
1.8.2 Housing/Neil Crescenti	H.DC-2	NONE	H2: Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable and moderate, existing stocks must be protected.	NONE	H-2.3: Mitigation with existing stock: Existing units that are not deed restricted and currently serving as affordable or moderate housing as defined by HUD may be deed restricted for mitigation purposes on a 2:1 basis.	N	Deed restriction of existing units does not provide equivilal mitigation. Therefore 2:1 ensures that there is at least a no net loss of affordable stock	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.2 Housing/Neil Crescenti	H.DC-2	NONE	H2: Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable and moderate, existing stocks must be protected.	NONE	H-2.4: In-lieu housing loss mitigation fee: Establish an in-lieu fee as an alternative for on-site and off-site mitigation for affordable and moderate housing loss.	N	Provide developers options of on-site, off-site and in-lieu as a means of mitigating impacts.	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county
1.8.2 Housing/Neil Crescenti	H.DC-2	NONE	H3: Full-time resident housing: Housing units are available for and to encourage full-time residence within the Region.	N	Decision was made based on stakeholder input to provide incentives for housing dedicated to full-time residents	NONE	H-3.1 Allocations not excercised by local jurisdictions and returned to TRPA shall be set aside for the Residence Occupancy Program	N	N/A	H.IMP6: Reserve a percentage of returned allocations for use in the Resident Occupancy program
<b>Alternative 4 - NOISE</b>										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.8.3 Noise/C. Emmett	N.DC-1 Single event noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	Page II-21 of the G&P, Goal 1: Single event noise standards shall be attained and maintained	N-1 Single Event Noise: Single event noise levels are controlled to preserve the serenity of the community and neighborhood and provided abundant quiet recreation areas.	A	Pathway agreement	NONE	1.1 - Single Event Noise Levels Adopt and implement policies, programs, and regulations to control single event noise levels and preserve serenity at the earliest practicable date.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 2 Complying Noises -- The TRPA will only allow projects and uses that comply with noise standards and do not adversely affect the serenity of the community, neighborhoods or wildlife. Sound proofing shall be required on all structures containing uses that have the potential to cause an exceedance of any noise standards or adversely impact the surrounding area. N. Imp 3 Restrict OHV 1000' -- Prohibit off-highway vehicle, motorcycles, and over-the-snow vehicle within 1000 feet of residences and other sensitive areas or users. N. Imp 8 Working Muffler -- 1. All engines will be equipped with a working silencer with noise levels not exceeding factory original units. 2. No noise defeat devices are permitted. N. Imp 10 Local Jurisdiction Enforcement -- Local, state and federal jurisdictions shall maintain a program to monitor and enforce noise standards. N. Imp 14 OHV Use --

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
										<p>Off-highway vehicle use is prohibited in the Lake Tahoe Basin except on specified roads, trails or designated areas where the impacts are mitigated.</p> <p>N. Imp 25 Seaplanes -- No seaplane bases or docking facilities are allowed in the Basin. Seaplanes shall be prohibited within 1-mile of the shoreline of Lake Tahoe. Define seaplanes- make sure they include float planes and anything that flies and can land on water.</p> <p>23.6.B Seaplane Bases: N. Imp 26 Helipads -- Only two helipads are allowed in the Region. One at the South Lake Tahoe Airport; and One at Barton Memorial Hospital. Except for emergency purposes, helicopters are prohibited from landing in the Region other than at the above helipads. 23.6.C Helipads: N. Imp 28 State Specific Standards/Implementat ion Measures -- Adopt and implement different noise standards and implementation strategies between the</p>

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										<p>two states.</p> <p>N. Imp 30 Watercraft Testing -- Watercraft with the potential to violate noise standards shall be tested prior to use.</p> <p>N. Imp 32 Automatic Fines -- a) All aircraft violating the noise standards shall be given an automatic \$300 per offence fine. The fine will be deposited in the noise mitigation fund. Emergency, military aircraft and permitted special events are exempt.</p> <p>b) All motorized vehicles and watercraft violating the noise standards shall be given an automatic \$200 per offence fine. The fine will be deposited in the noise mitigation fund. Emergency, military aircraft and permitted special events are exempt.</p> <p>N. Imp 35 Motorcycles -- For motorcycles traveling less than or equal to 35 MPH, 77.0 dBA when measured at 50 feet. For motorcycles traveling greater than 35 MPH, 86.0 dBA when measured at 50 feet. On-road motorcycles shall be limited to 96 dB using</p>

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										<p>SAE J-1287 test. N. Imp 37 Off-Road Vehicles And Over-Snow Vehicles -- Public agencies responsible for the administration of public lands and recreation areas shall post notices of TRPA noise standards in conspicuous locations at access points to use areas and routinely monitor and enforce those standards. Rental and excursion operators shall not operate or offer for rent or use any off-road vehicle or oversnow vehicle not in compliance with the standards. 23.2.A. N. Imp 39 Aircraft -- Update aircraft noise standards to reflect the Airport Settlement Agreement and other current conditions.</p>

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1.8.3 Noise/C. Emmett	N.DC-1	N/A	N-1 Single Event Noise:	A	Pathway agreement	NONE	1.2 - Region-wide Noise Program Adopt and implement Region-wide noise programs to ensure the protection of human and ecosystem health and community serenity.	N	Broadens policy for streamlining.	<p>N. Imp 1 Region-wide Standards/Implementat ion -- Implement the most stringent federal, state, and local noise standards and implementation strategies Region-wide.</p> <p>N. Imp 2</p> <p>N. Imp 3</p> <p>N. Imp 4 Permitted Events -- All events that have the potential to violate noise standards shall be permitted and monitored. Events that may contribute to noise violations will not be permitted.</p> <p>N. Imp 5 Prioritize Funding -- TRPA will prioritize funding and implementation of non-motorized transportation methods in project plans, transportaion planning and in disbursement of mitigation funds.</p> <p>N. Imp 6 Mitigation Fees -- Noise mitigation fees are required for all projects that cause increased noise in the Region. Direct mitigation will be used whenever practicable.</p> <p>N. Imp 7 Exemptions To Noise Limitations -- The standards of this chapter shall not apply to noise from TRPA-approved construction</p>

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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										<p>or maintenance projects occurring Monday through Saturday between 8 a.m. and 6:00 p.m. Construction activities outside this period are limited to 60dBA 1-hour Leq. The standards of this chapter shall not apply to safety signals, warning devices, or emergency pressure relief valves and other similar devices. Emergency work to protect life or property and fireworks used in accordance with a state or local permit are exempt from noise standards.</p> <p>N. Imp 8 N. Imp 9 Noise Monitoring -- TRPA will maintain adequate noise monitoring, enforcement programs, and routinely monitor noise associated with motor vehicles, motorcycles, over-the-snow vehicles, and aircraft use to ensure the serenity of the community and neighborhood is preserved.</p> <p>N. Imp 11 Project Compliance -- Projects and programs shall ensure they do not cause exceedances or exacerbate the noise levels in the Region.</p>

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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										<p>All projects shall identify:            (1) Noise abatement measures that are reasonable and feasible and those that are to be incorporated in the project, and            (2) Noise impacts for which no apparent solution is available.            N. Imp 12 Project Monitoring -- All projects located in areas that either exceed noise standards or are within 3dB of the noise standards shall allow TRPA permission to monitor noise levels on the property up to 5 years after completion of the project.            N. Imp 13 Level of Significance -- The level of significance for noise is defined as an increase of 3.0 dB or greater at any monitoring location or any increase in noise if the area already violates noise standards.            Define noise-sensitive site in Chapter 2 and identify in updated PASs under planning considerations and policies. Update TRPA Chk list.            N. Imp 14            N. Imp 15 Mitigation Fund -- TRPA will develop a noise</p>

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										<p>mitigation fund to address unmitigated on- and off-site noise impacts associated with a project or program. This fee will be applicable to private and public entities for their programs and projects. Potential mitigation shall include, but not be limited to sound insulation of affected structures, acquisition of noise sensitive sites, low noise pavement, noise barriers, etc.</p> <p>N. Imp 16 Noise Containment -- Require noise containment measures such as sound proofing and enclosures for generators and other loud sources.</p> <p>N. Imp 17 PAS CNEL Levels -- Plan areas shall meet the following CNEL levels that shall not be exceeded by any one activity or combination of activities. In addition, community noise levels shall not exceed levels existing on August 26, 1982, where such levels are known. TRPA maps shall identify the boundaries of all noise areas. (insert CNEL levels as developed by Gabby)</p> <p>N. Imp 18 Serenity &amp; Quiet -- Add a</p>

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										<p>requirement that "All plan areas in the Basin except those classified with a TRPA CNEL standard of 60 dBA or higher, are considered lands on which serenity and quiet are of extraordinary significance and serve an important public need and the preservation of those qualities in the Basin is essential to serve its intended purpose."</p> <p>N. Imp 19 OHV Noise - - Off-road vehicles shall be limited to 96 dB using SAE J-1287 test.</p> <p>N. Imp 20 Mitigation -- Projects will be required to mitigate all noise associated with their project, including noise generated within their project area as well as off-site traffic noise associated with the project. If actual mitigation is not feasible for the project proponent to implement, payment into a noise mitigation fund may be utilized to offset the impact at a 1.5 to 1.0 cost ratio.</p> <p>N. Imp 21 Transportation Noise -- Non-attainment transportation noise corridors shall be brought into attainment at the earliest</p>

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										<p>practicable date or upon refurbishing, resurfacing and when any major work within the transportation noise corridor is conducted. Low noise pavement or other mitigation shall be used on transportation corridors and roadways that are out-of-attainment with noise standards or that contribute to noise issues in the surrounding community or neighborhoods. Payment into a noise mitigation fund will not be permitted as a substitute for providing low-noise pavement on highway paving projects.</p> <p>N. Imp 22 Transportation Measures -- Transportation measures designed and implemented to ensure that noise standards are attained and maintained at levels that preserve the serenity of the community and neighborhood and provide quiet recreation areas shall be incorporated into the RTP.</p> <p>N. Imp 23 Engine Brakes -- Use of engine brakes shall be prohibited in the</p>

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										<p>Region, except for emergencies.</p> <p>N. Imp 24 Non-Complying Activities -- Limit or otherwise restrict activities that may attract non-complying vehicles or other activities that cause exceedances of the noise standards.</p> <p>N. Imp 25</p> <p>N. Imp 26</p> <p>N. Imp 27 1-Hr Stds -- Develop and implement 1-hour noise standards to address human/ecosystem health issues for unnecessary noise.</p> <p>N. Imp 28</p> <p>N. Imp 29 Resurface Roads -- All roadways in non-attainment areas shall be resurfaced with acceptable low noise pavement by 2025.</p> <p>N. Imp 31 Vehicle Trips &gt;20 -- Projects within noise non-attainment areas that have the potential to increase vehicle trips by more than 20 trips per day are prohibited.</p> <p>N. Imp 32 Loudspeakers -- Loudspeakers or similar devices used for amplifying sound outdoors for the purpose of advertising products or services or to attract patrons are</p>

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										prohibited. 23.6.G N. Imp 34 CNEL Exceedances -- TRPA shall not approve a project which causes a community noise standard (CNEL) to be exceeded or causes further degradation to an existing non-compliance condition. N. Imp 35 N. Imp 36 N. Imp 38
1.8.3 Noise/C. Emmett	N.DC-1	N/A	N-1 Single Event Noise:	A	Pathway agreement	NONE	1.3 - Region-wide Noise Program Adopt and implement the most stringent federal, state, and local noise standards Region-wide for the protection of human and ecosystem health and community serenity.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 1

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1.8.3 Noise/C. Emmett	N.DC-1	N/A	N-1 Single Event Noise:	A	Pathway agreement	Page II-21 of the G & P, Policy 1 & 4: 1) An ordinance and enforcement program shall be developed to permit only aircraft that meet the single event noise thresholds to use the airport. 4) OFF-ROAD VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE REGION EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED.	1.4 - Monitoring and Enforcement Routinely monitor and enforce noise standards for the preservation of community serenity.	A	Policy supports goal and sets up rational for development of code and threshold develop for implementation purposes.	N. Imp 9 N. Imp 11 N. Imp 12
1.8.3 Noise/C. Emmett	N.DC-1	N/A	N-1 Single Event Noise:	A	Pathway agreement	Page II-22 of the G & P, Policy 2,3 &5: 2) BOATS WILL ONLY BE ALLOWED TO USE LAKE TAHOE IF THEY COMPLY WITH THE SINGLE-EVENT THRESHOLD. 3) MOTOR VEHICLES AND MOTORCYCLES SHALL COMPLY WITH THE APPROPRIATE NOISE THRESHOLDS. 5) THE USE OF SNOWMOBILES WILL BE RESTRICTED TO DESIGNATED	1.5 - Watercraft, off-Highway and Over-the Snow Vehicles Allow the use of vehicles and equipment only on specified roads, trails or areas where the impacts are mitigated.	A	Broadens policy for streamlining.	N. Imp 3 N. Imp 10 N. Imp 14 N. Imp 30

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						AREAS.				
1.8.3 Noise/C. Emmett	N.DC-1	N/A	N-1 Single Event Noise:	A	Pathway agreement	Page II-22 of G & P, Policy 4 &5:	1.6 - Separate Incompatible Uses Restrict off-highway vehicles, motorcycles, and over-the-snow vehicles in close proximity to residential or other sensitive areas.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 3 N. Imp 10 N. Imp 14 N. Imp 19

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1.8.3 Noise/C. Emmett	N.DC-2 Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	N-2 Community Noise: Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	N-2 Community Noise: Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	A	Pathway agreement	Page II-23 of the G & P, Policy 1 & 2: 1) TRANSMISSION OF NOISE FROM THE TRANSPORTATION CORRIDORS SHALL BE REDUCED. 2) Reduce Noise-related impacts associated with the airport to acceptable levels.	2.1 - Community Noise Levels Adopt and implement policies, programs, and regulations to meet community noise standards and preserve serenity at the earliest practicable date.	A	Broadens policy for streamlining.	N. Imp 2 N. Imp 4 N. Imp 6 N. Imp 7 N. Imp 9 N. Imp 11 N. Imp 12 N. Imp 13 N. Imp 16 N. Imp 17 N. Imp 18 N. Imp 20 N. Imp 21 N. Imp 22 N. Imp 23 N. Imp 24 N. Imp 25 N. Imp 26 N. Imp 27 N. Imp 29 N. Imp 33 N. Imp 34 N. Imp 35 N. Imp 36 N. Imp 39
1.8.3 Noise/C. Emmett	N.DC-2	N/A	N-2 Community Noise:	A	Pathway agreement	Page II-22 of the G & P, Policy 6: THE PLAN WILL PERMIT USES ONLY IF THEY ARE CONSISTENT WITH THE NOISE STANDARDS. SOUND PROOFING PRACTICES MAY BE REQUIRED ON ALL STRUCTURES CONTAINING USES THAT WOULD OTHERWISE ADVERSELY IMPACT THE	2.2 - Compatible Uses and Events Restrict or control uses or events to those that are compatible with the area, comply with noise standards, and do not cause adverse environmental effects.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 4 N. Imp 11 N. Imp 17 N. Imp 24 N. Imp 34

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						PRESCRIBED NOISE LEVELS				
1.8.3 Noise/C. Emmett	N.DC-2	N/A	N-2 Community Noise:	A	Pathway agreement	NONE	2.3 - Noise Mitigation Implement a noise mitigation fund.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 5 N. Imp 6 N. Imp 15
1.8.3 Noise/C. Emmett	N.DC-2	N/A	N-2 Community Noise:	A	Pathway agreement	Page II-22 of the G & P, Policy 6:	2.4 - Sound Control Require sound proofing or control as appropriate for projects, uses or structures with the potential to cause an exceedance of noise standards or adversely impact the surrounding areas or persons enjoying quiet recreational activities	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 11 N. Imp 17 N. Imp 33
1.8.3 Noise/C. Emmett	N.DC-2	N/A	N-2 Community Noise:	A	Pathway agreement	Page II-23 of the G & P, Policy 1 & 2:	2.5 - Transportation Corridors Reduce noise levels within the transportation corridors at the earliest practicable date to avoid adverse noise effects on adjacent areas.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 17 N. Imp 18 N. Imp 21 N. Imp 22 N. Imp 29 N. Imp 31 N. Imp 34 N. Imp 36

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1.8.3 Noise/C. Emmett	N.DC-2	N/A	N-2 Community Noise:	A	Pathway agreement	NONE	2.6 - Community Noise Equivalent Level (CNEL) Standards Implement CNEL standards that ensure serenity of the community and neighborhood and provide abundant quiet recreation areas.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 13 N. Imp 17 N. Imp 34
1.8.3 Noise/C. Emmett	N.DC-2	N/A	N-2 Community Noise:	A	Pathway agreement	NONE	2.7 - Noise Sensitive Areas Consider all areas in the Basin except those classified with a TRPA CNEL standard of 60 dBA or higher, as lands on which serenity and quiet are of extraordinary significance and serve an important public need, and where the preservation of those qualities in the Region is essential to serve its intended purpose.	N	Policy supports goal and sets up rational for development of code for implementation purposes. Brings TRPA in-line with FHWA on highway noise.	N. Imp 17 N. Imp 18
1.8.3 Noise/C. Emmett	N.DC-2	N/A	N-2 Community Noise:	A	Pathway agreement	NONE	2.8 - Non-Motorized Transportation Modes Prioritize funding and implementation for non-motorized transportation methods.	N	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 5 N. Imp 15
1.8.3 Noise/C. Emmett	N.DC-2	N/A	N-2 Community Noise:	A	Pathway agreement	Page II-23 of the G & P, Policy 1:	2.9 - Control Noise Transmission Reduce the transmission of noise to and from transportation corridors using site design requirements, which may include set backs, earthen berms, barriers, low noise pavement, vehicle trip reductions, or other appropriate measures.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 17 N. Imp 21 N. Imp 29 N. Imp 31 N. Imp 34 N. Imp 36

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1.8.3 Noise/C. Emmett	N.DC-3 Noise levels are controlled to protect wildlife.	N/A	N-3 Noise and Wildlife: Noise levels are controlled to protect wildlife	N	Pathway agreement	NONE	3.1 - Partner Agency Coordination Coordinate and collaborate with the applicable enforcement agencies and Regional partners to develop and enforce policies, program, and regulation that control noise levels to protect wildlife.	N	Broadens policy for streamlining.	N. Imp 14 N. Imp 19
1.8.3 Noise/C. Emmett	N.DC-3	N/A	N-3 Noise and Wildlife:	N	Pathway agreement	Page II-23 of the G & P, Policy 3: TRPA WILL FURTHER DEFINE CNELs FOR WILDERNESS AND ROADLESS AREAS AND FOR CRITICAL WILDLIFE HABITAT AREAS.	3.2 - Wildlife Protection Measures Adopt and implement noise programs, standards, monitoring requirements, and enforcement programs for the protection of wildlife.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 3 N. Imp 8 N. Imp 9 N. Imp 12 N. Imp 14 N. Imp 19 N. Imp 36 N. Imp 37
1.8.3 Noise/C. Emmett	Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	N/A	N-4 Transportation Noise: Noise associated with transportation activities is controlled to attain and maintain the Environmental Threshold Carrying Capacities and federal, state and local noise standards.	N	Transportation Noise is the leading cause of noise violations in the Region	Page III-2 of the G & P, B.1 & B2: B1) It is the goal of the Regional Transportation Plan to fulfill the requirements of the TRPA Compact. B2) It is the goal of the Regional Transportation Plan to attain and maintain the ETCC and federal, state, and local transportation standards.	4.1 - Regional Transportation Plan The Regional Transportation Plan will incorporate measures to ensure attainment and maintenance of noise standards and perseverance of the community's serenity at the earliest practicable date.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	N. Imp 5 N. Imp 6 N. Imp 11 N. Imp 12 N. Imp 13 N. Imp 17 N. Imp 18 N. Imp 20 N. Imp 21 N. Imp 22 N. Imp 29 N. Imp 31 N. Imp 33 N. Imp 36 N. Imp 39
1.8.3 Noise/C. Emmett	Community noise levels are controlled to preserve the serenity of the community and neighborhood	N/A	N-4 Transportation Noise:	N	Transportation Noise is the leading cause of noise violations in the Region	Page III-2 of the G & P, B.1 & B2:	4.2 - Prioritize Project Funding Prioritize funding and implementation of non-motorized transportation methods over motorized sources.	A	prioritize low environmental impact transportation over traditional means.	N. Imp 5 N. Imp 20

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	and provide abundant quiet recreation areas.									
1.8.3 Noise/C. Emmett	Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	N/A	N-4 Transportation Noise:	N	Transportation Noise is the leading cause of noise violations in the Region	NONE	4.3 - Mitigation Fees Implement noise mitigation fees for projects that cannot directly mitigate their noise impacts. Direct mitigation will continue to be the preferred method.	N	Allows projects that are unable to mitigate their noise impact on-site or in a cost-effective manner a solution.	N. Imp 6 N. Imp 15
1.8.3 Noise/C. Emmett	Community noise levels are controlled to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas.	N/A	N-4 Transportation Noise:	N	Transportation Noise is the leading cause of noise violations in the Region	Page II-23 of the G & P, Policy 1:	4.3 - Transmission of Noise Transmission of noise from transportation corridors shall be reduced at the earliest practicable date	A	Ensures transportation projects consider noise impacts in their development or redevelopment.	N. Imp 17 N. Imp 18 N. Imp 20 N. Imp 21 N. Imp 29 N. Imp 31 N. Imp 34 N. Imp 36
<b>Alternative 4 -- NATURAL HAZARDS (same as Alternative 2)</b>										

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<b>Alternative 4 - Air Quality</b>										
1.8.5 Air Quality/C.Emmett	Visibility Visibility in the Lake Tahoe Basin is at 2001 – 2003 levels or better.	Page II-29 of the AQ Subelement, 2nd full ¶: Implementation of control measures contained in the Air Quality Plan should lead to attainment of the TRPA threshold standards and should also lead to attainment and maintenance of federal and state air quality standards.	Goal AQ.3 VISIBILITY -- Visibility in the Region is maintained at a level that does not interfere with the protection, preservation, or enjoyment of the residents' or visitors' visual experience.	A	Pathway agreement	Code of Ordinance 72.3C: Prescribed burning shall be limited to time periods for which TRPA finds that atmospheric conditions normally will allow complete dispersion of the smoke from the prescribed burn during each day of the burn.	Policy AQ. 2.3.1 Visibility -- Reduce or limit sources of pollutants that degrade visibility.	A	TRPA does not have the resources to monitor atmospheric conditions. The fire council requested TRPA not dictate burn days.	AQ. Imp 18 Stove Mit Program -- All properties containing a wood stove shall pay an air quality mitigation fee per unit. AQ. Imp 43 Fugitive Dust -- Fugitive dust BMPs would be required at the time of sale for all properties. AQ. Imp 44 Driveways -- All unpaved driveways must be paved within 5 years. AQ. Imp 45 Leaf Blowers -- The use of leaf blowers would be prohibited. AQ. Imp 46 Track-Out - - Track-out devices would be required for construction and industrial areas to prevent materials from being tracked onto other properties or roadways. AQ. Imp 47 Dirt Roads -- All dirt roads must be decommissioned or BMP'd by 2015. AQ. Imp 48 Motorized Off-Road -- Motorized off-road use would be prohibited on all non-BMP'd roads. AQ. Imp 49 Forest Fuels 60% -- Forest fuels reduction efforts shall reduce PM emissions by 60%

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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										<p>compared to open burning emissions levels.</p> <p>AQ. Imp 50 Fuels &amp; Slopes -- Burning for forest fuels reductions would be prohibited on slopes less than 30 % within 1/4 mile of a road or suitable staging areas.</p> <p>AQ. Imp 51 Wood Stove Removal -- All non-pellet wood stoves and fireplaces shall be removed within 5 years.</p>
1.8.5 Air Quality/C.Emmett	Visibility Visibility in the Lake Tahoe Basin is at 2001 – 2003 levels or better.	Page II-29 of the AQ Subelement, 2nd full ¶:	Goal AQ.3 VISIBILITY -- Visibility in the Region is maintained at a level that does not interfere with the protection, preservation, or enjoyment of the residents' or visitors' visual experience.	A	Pathway agreement	None	Policy AQ. 2.3.2 Street Sweeping/Vacuums -- Utilize appropriate equipment and sweep roads frequently enough to prevent potentially harmful accumulation and distribution of materials.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	<p>AQ. Imp 40 Sweepers -</p> <p>- All sweepers operating in the Region must us BACT and be certified by ETV Canada or other suitable verification agencies to advanced emission protocols.</p> <p>AQ. Imp 41 Street Sweeping -- All highways and major streets must be swept once per week and the remaining streets must be swept twice per month.</p>

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										AQ. Imp 42 Fugitive Dust -- Street sweeping to recover deicing materials would be required immediately after a storm event and be completed within 4 days.
1.8.5 Air Quality/C.Emmett	Visibility Visibility in the Lake Tahoe Basin is at 2001 – 2003 levels or better.	Page II-29 of the AQ Subelement, 2nd full ¶:	Goal AQ.3 VISIBILITY -- Visibility in the Region is maintained at a level that does not interfere with the protection, preservation, or enjoyment of the residents' or visitors' visual experience.	A	Pathway agreement	Page II-32 of the G&P, Best Management Practices 2nd ¶: Chapter 25 of the TRPA Code implement BMPs requirements for the Region. These BMPs can significantly reduce erosion and stabilize slopes, and reduce the amount of wind-blown soils and re-entrained dust in the Region.	Policy AQ. 2.3.3 Paving of Roads, Driveways, Parking Areas -- All unpaved roads, driveways, and parking areas should be paved or treated to an acceptable level at the earliest practicable date.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ. Imp 47 Dirt Roads -- All dirt roads must be decommissioned or BMP'd by 2015. AQ. Imp 48 Motorized Off-Road -- Motorized off-road use would be prohibited on all non-BMP'd roads.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.5 Air Quality/C.Emmett	Human and Ecosystem Health Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	Page III-2 of the G&P, Section B4: B4) The Organization structures and process relevant to transportation and transit operations and governance shall be designed to facilitate the implementation of the Regional Transportation Plan and the goals of the Compact	Goal AQ.2 MOBILE AIR POLLUTION SOURCES -- Plans, programs, and projects that include a mobile source pollution element should reduce air pollutants to their maximum achievable levels at the earliest practicable date.	A	Pathway agreement	G&P II-31 - The California Clean Air Act defines transportation control measures as "any strategy to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing vehicle emissions." Transportation control measures can include both regulatory measures and transportation measures.	Policy AQ. 2.2.1 Transportation Control Measures (TCM) -- "Transportation Control Measures" shall be defined as "any strategy to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing vehicle emissions."	A	Policy supports goal and brings TRPA in line with other air pollution and transportation agencies.	AQ. Imp 54 Driveway Locations -- Driveways must be located along side streets whenever possible. AQ. Imp 55 Transit Improvements -- 50% of Government sponsored/financed mass transit would need to have lower emissions per person mile of travel that private automobiles by 2018. AQ. Imp 56 Clean Transit 2025 -- Government sponsored/financed mass transit would need to have lower emissions per person mile of travel that private automobiles 2025. AQ. Imp 57 Watercraft -- Reduce emissions from watercraft by limiting the number of motorized watercraft, limiting the horsepower, and limiting the number of days of use of watercraft. AQ. Imp 60 Employer Vanpool -- Require employers to operate a vanpool if more than 20 employees live outside a 20-mile radius of their work location. AQ. Imp 61 Improved CMAQ Funding -- Require that CMAQ

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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										funding in the Region be limited to projects and programs designed for the attainment or maintenance of the most stringent air quality standards applicable in the Region for ozone, carbon monoxide and particulate matter.
1.8.5 Air Quality/C.Emmett	Human and Ecosystem Health Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	Page II-29 of the G & P, 1st full ¶: The purpose of Ch 93 is to implement TRPA's Air Quality Plan and... The traffic and air quality mitigation fees collected under Ch 93 must be expended on projects which will offset or reduce emissions.	Goal AQ 4 AIR QUALITY MITIGATION -- An adequate air quality mitigation program, including air quality mitigation fees, is maintained for the Region.	A	Pathway agreement	Page III-3 of the G&P, 2D: New, expanded or revised developments and land uses shall fully mitigate their regional and cumulative traffic impacts.	Policy AQ. 2.4.3 Mitigation Fund --New, expanded, or revised developments, projects, equipment installations, and land uses, shall document and mitigate their regional and cumulative air quality impacts through either direct mitigation or contributing to an air quality mitigation fund.	A	Policy supports goal and sets up rational for development of code for implementation purposes.	AQ. Imp 58 Improved Mitigation -- New projects, programs, and planning efforts will need to mitigate their air quality impacts at a 3.0 to 1.0 ration for all non-attainment air pollutants.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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<b>Alternative 4 -- WATER QUALITY</b> <b>(same as Alternative 2 except for the following modification/additions, specifically the absolute prohibition against the use of phosphorous fertilizer and pesticides)</b>										
1.8.6 Water Quality/ T. Hagan	WQ.DC-1	WQ1	WQ-1	A	Developed through an extensive visioning and language crafting effort by the Pathway Collaborative Process. This resulted in a re-articulation of the Desired Condition for recovering Lake Transparency (Clarity). TRPA agreed to use Pathway recommended Desired Conditions language to guide the new Goal statements. Proposed language for new W.Q. Goal # 1 states the management objective and	WQ1.6: THE USE OF FERTILIZER WITHIN THE TAHOE REGION SHALL BE RESTRICTED TO USES, AREAS, AND PRACTICES IDENTIFIED IN THE HANDBOOK OF BEST MANAGEMENT PRACTICES. FERTILIZERS SHALL NOT BE USED IN OR NEAR STREAM AND DRAINAGE CHANNELS, OR IN STREAM ENVIRONMENT ZONES, INCLUDING SETBACKS, AND IN SHOREZONE AREAS. FERTILIZER USE FOR MAINTENANCE OF PRE-EXISTING LANDSCAPING SHALL BE MINIMIZED IN STREAM ENVIRONMENT	WQ-1.6: PROHIBIT FERTILIZER AND PESTICIDE USE IN THE LAKE TAHOE BASIN. .	A	This policy is intended to prevent impact from fertilizer in sensitive areas, stormwater runoff and groundwater through an absolute prohibition. One of Lake Tahoe's primary water quality problems is the imbalance in the Lake's nutrient budget. Consequently, prohibiting the use of artificial fertilizers and pesticides could be argued to be an essential component of TRPA's Water Quality subelement and program. Nitrogen and phosphorus load reduction requirements have been identified in the	WQ.IMP-34 Staff Recommendation for Amending the Code of Ordinances: Amend Water Quality Control chapter with focus on the Pesticide Use and Fertilizer Management sections.

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					it is then followed by individual policies that deliberate the plan-of-action framework with formally articulated principles intended to guide programmatic decisions and achieve the desired outcomes consistent with the stated Goal. Policies will be presented as official agency statements that establish the guidelines for implementation based on the parameters for official decision making.	ZONES AND ADJUSTED OR PROHIBITED IF FOUND, THROUGH EVALUATION OF CONTINUING MONITORING RESULTS, TO BE IN VIOLATION OF APPLICABLE WATER QUALITY DISCHARGE AND RECEIVING WATER STANDARDS.			Lake Tahoe TMDL, Pollution Control Opportunities Report and Integrated Water Quality Management Strategy Report. These load reduction objectives may require an absolute prohibitions on fertilizer use in order to reduce nitrogen and phosphorus loads to surface and ground waters. Pesticide use in the Lake Tahoe Basin is considered rather minimal beyond institutional or commercial applications but these chemical substances are often classified by the EPA as persistent contaminants for soil and water resources. Their use will also be prohibited by amending the	

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									Pesticide Use section of the Water Quality Control chapter.	
<b>Alternative 4 - COMMUNITY DESIGN</b> <b>(same as Alternative 2 except for the following modification/additions)</b>										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.8.7 Community Design/J. Hitchcock	CD.DC-1: Community Design Communities of the Lake Tahoe Basin are planned and designed with aesthetic characteristics that respect the local natural systems. Lake Tahoe's built environment is diverse yet appropriate in scale and style. It helps foster the identity of individual communities and a sense of place.	NONE	CD-1 COMMUNITY CHARACTER: COMMUNITIES OF THE LAKE TAHOE BASIN ARE PLANNED AND DESIGNED WITH AESTHETIC CHARACTERISTICS THAT RESPECT THE LOCAL NATURAL SYSTEMS. LAKE TAHOE'S BUILT ENVIRONMENT IS DIVERSE YET APPROPRIATE IN SCALE AND STYLE. IT HELPS FOSTER THE IDENTIFY OF INDIVIDUAL COMMUNITIS AND A SENSE OF PLACE.	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-1.1 REQUIRE THAT HEIGHT, BULK, TEXTURE, FORM, MATERIALS, COLORS, LIGHTING, SIGNING AND OTHER DESIGN ELEMENTS OF NEW, REMODELED AND REDEVELOPED BUILDING BE COMPATIBLE WITH THE NATURAL, SCENIC, AND RECREATIONAL VALUES OF THE REGION	N	This new policy acts to support regulation that requires all projects to be consistent with the natural values of the region and to enhance scenic quality in the Tahoe Basin.	CD.IMP-9 Amend Chapter 22, Height to permit additional height with special findings within Transect Districts designated as Town Centers and Tourist Centers. Additional height would only be provided as an incentive when combined with a transfer of existing development at a 1:1 ratio. CD.IMP-10 Amend Chapter 20, Coverage Standards to prohibit the conversion of soft coverage for the purpose of constructing a structure. CD.IMP-11 Amend Chapter 30, Design Standards to permit the conversion of uses based on floor area rather than unit of use.
1.8.7 Community Design/J. Hitchcock	CD.DC-1	NONE	CD-1	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-1.2 ACHIEVE THE DESIRED COMMUNITY CHARACTER THROUGH AESTHETIC COMPATIBILITY OF LAND USES AND THE IMPLEMENTATION OF DESIGN STANDARDS THAT MAINTAIN A HIGH QUALITY BUILT ENVIRONMENT.	N	This new policy acts to support regulation to maintain appropriate design standards according to land use types and to foster high quality design in the built environment while enhancing the basin's community	CD.IMP-9 CD.IMP-10 CD.IMP-11

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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									character.	
<b>Alternative 4 -- TRANSPORTATION</b> <b>(same as Alternative 2 except for the following modification/additions)</b>										
1.9 Transportation/ K. Fink	<b>T.DC-2.</b> The transportation system is integrated with environmental goals.	T3. Actively pursue programs that promote the use of mass transit as an alternative to the automobile.	T-4 Mass Transit: Actively encourage the development and implementation of services and programs to expand the operation and use of environmentally conscious public transit in the Lake Tahoe region.	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	None.	T-4.8. Public transit fleets will use best available technology to reduce emissions and support air quality goals.	N	Supports air quality goals.	<b>T.IMP-10.</b> Increase fixed-route transit frequency on the North Shore and South Shore between land use districts designated as Town Center/Tourist Center to 15 minutes or better, extend service to evening hours where not currently available, extend transit into neighborhoods and recreation sites, and provide free transit on all fixed-routes.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.9 Transportation/ K. Fink	<b>T.DC-1</b>	T3	T-4	A	Shifts focus to "environmentally conscious" mass transit, as opposed to just mass transit.	T3.B. Public or private transit services shall be given preference in mitigating traffic and transportation related impacts due to new, expanded or revised development or land use activities.	T-1.9. GIVE PREFERENCE TO FUNDING NON-AUTO MODES WHEN MITIGATING TRAFFIC AND TRANSPORTATION RELATED IMPACTS FOR NEW PROJECTS OR REDEVELOPMENT AREAS.	A	Clarification and simplification, changed "transit" to "non-auto modes" to broaden application, and moved to the PTOD goal.	<b>T-IMP-16.</b> Require projects that are used as traffic and air quality mitigation to be within a quarter-mile of the projects they are mitigating.
1.9 Transportation/ K. Fink	<b>T.DC-1.</b> A multimodal transportation system that promotes viable alternatives for mobility needs, encourages alternative mode use, and decreases dependency on the private automobile.	None.	T-5 Inter-Intra Regional Transportation: Strengthen inter- and intra-regional transportation options into the Lake Tahoe Region that reduce dependency on the automobile.	N	Elevate focus on inter-intra regional transportation from a policy to a goal.	None.	T-5.B. Transit service shall be expanded to cities, towns, and recreational areas outside of the Tahoe Region, and be coordinated with other transportation modes.	N	Increase transit connectivity, provide transit to/from the Basin.	<b>T-IMP-11.</b> Construct external intercept lots with shuttles to land use districts designated as Town Center/Tourist Center
1.9 Transportation/ K. Fink	<b>T.DC-1</b>	T5. Implement transportation demand management (TDM) measures to reduce the number of vehicle trips on the Region's highways.	T-8 Transportation Demand Management: Implement transportation demand management (TDM) measures to reduce the number of vehicle trips on the Region's highways.	U	Same.	T5.B. Employers shall implement vehicle trip reduction programs, including carpool and vanpool matching programs, employee shuttles, flexible work hours, and transit use incentives.	T-8.1. Require employers to implement vehicle trip reduction programs, including but not limited to: carpool and vanpool matching programs, employee shuttles, on-site secure bicycle storage and shower facilities, flexible work hours, parking and transit use incentives.	A	Expands	<b>T-IMP-12.</b> Establish a database of all employers participating in the Trip Reduction Ordinance, and require biannual written reports from each participating employer that document participation

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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										activities and level of trip reduction success.
1.9 Transportation/ K. Fink	<b>T-DC-2.</b>	T5	T-8	U	Same.	T5.F. Park-and-Ride facilities shall be provided by local jurisdictions to encourage ridesharing.	T-5.3. REQUIRE THE DEVELOPMENT AND USE OF "PARK AND RIDE" FACILITIES IN LOCATIONS WHERE EXISTING PARKING LOTS MAY FACILITATE A SHIFT TO NON-AUTO MODES OR RIDESHARING.	A	Requires development of Park and Ride lots. "Non-Auto modes" added to ridesharing.	<b>T-IMP-11.</b>
1.9 Transportation/ K. Fink	<b>T-DC-2</b>	None.	T-7 Parking: Develop parking management strategies for the Lake Tahoe Region.	N	Elevate focus on parking to a goal.	None.	T-7.1. Require parking management programs that support improvements benefiting transit users, pedestrians, and bicyclists.	N	Requires parking management programs in order to shift improvements to other modes, such as transit, bicycling, and walking.	<b>T-IMP-11.</b> <b>T-IMP-13.</b> In addition to setting parking maximums for all land use types, require coverage restoration of parking capacity that exceeds parking maximums.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.9 Transportation/ K. Fink	<b>T-DC-1</b>	None.	T-7	N	Elevate focus on parking to a goal.	None.	T-7.3. Coordinate with the business community and key stakeholders in the development and implementation of any parking management strategy or other potential sources of basin-wide local funding.	N	Highlights the need for coordination between agencies before implementing paid parking or other revenue generation plan.	<b>T-IMP-11.</b> <b>T-IMP-14.</b> Encourage the Tahoe Transportation District to implement a road user fee on Basin roadways, primarily to fund shuttles from intercept lots.
1.9 Transportation/ K. Fink	<b>T-DC-2</b>	T12. Increase the use of alternative fuel vehicles within the Lake Tahoe Basin.	Deleted.	D	Should be part of Air Quality Chapter.	T12.A. Future public transit vehicles purchased for operations in the Lake Tahoe Basin shall be alternative fuel powered.	T-4.10. Public and private vehicle fleets shall utilize alternative fuels to the maximum extent feasible to reduce emissions and support air quality goals.	A	Alternative fuels are not always well-suited to the Tahoe environment (cold, mountainous) and may not always be feasible here, however under Alternative 4 vehicles that meet a strict emissions standard would need to be purchased.	<b>T-IMP-10.</b> <b>T-IMP-15.</b> Require that owners and operators of public and private vehicle fleets use the best available fuel technologies that reduce emissions as they replace their fleets.

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1.9 Transportation/ K. Fink	T-DC-1	None.	T-12 Regional Revenue: Develop on-going sources of regional revenue to fund the local share of transit, bicycle, pedestrian, and other non-auto-transportation improvements, operations and maintenance.	N	Emphasize the importance of a Regional Revenue source.	None.	T-12.1. Research and pursue sources of regional revenue such as parking fees, and other sources of local or regional revenue.	N	Emphasize the importance of a Regional Revenue source and the direction for pursuit.	T-IMP-14.

### Alternative 4 -- VEGETATION (same as Alternative 2 except for the following modification/additions)

1.10.1 Vegetation/ E. Carey	VG.DC-5: URBAN VEGETATION VEGETATION IN URBAN ZONES IS PREDOMINANTLY NATIVE, WATER-EFFICIENT, AND NON-INVASIVE. URBAN VEGETATION CONTRIBUTES TO DEFENSIBLE SPACE, WATER QUALITY PROTECTION, AND SCENIC AND LOCAL	NONE	<b>NEW GOAL</b> GOAL VG- 5: URBAN VEGETATION - VEGETATION IN THE URBAN ZONES IS PREDOMINANTLY NATIVE, WATER-EFFICIENT, AND NON-INVASIVE. URBAN VEGETATION CONTRIBUTES TO DEFENSIBLE SPACE, WATER QUALITY PROTECTION, AND SCENIC AND LOCAL COMMUNITY VALUES.	N	The 5 NEW Goals for vegetation represent the 5 Desired Conditions for the Vegetation Threshold that came out of the Pathway Process.	NONE	<b>NEW</b> VG-5.4 LANDSCAPING WITH NATIVE VEGETATION: PROMOTE THE USE OF NATIVE, WATER-EFFICIENT, NUTRIENT-EFFICIENT, FIRE-RESISTANT, AND NON-INVASIVE VEGETATION IN URBAN LANDSCAPES.	N	To promote the use of native vegetation in all applications. Need to work on the supply side prior to implementing any new code. Most stringent code requiring sale and use of natives is in Alternative 4.	VG.IMP-14 Develop a numerical measurement system to evaluate vegetation on a per-parcel basis. The system would need to consider defensible space, watershed protection, privacy screening, deviation from natural vegetatin condition, etc. Establish a numerical level below which a parcel's vegetation is considered out of compliance and is required to be restored to acceptable levels.  VG.IMP-15 Restrict
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## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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	COMMUNITY VALUES.									<p>use of pesticides, herbicides, and fertilizers by homeowners.</p> <p>VG.IMP-16 Require landscapers, public agencies, developers, and plant vendors to use or sell only locally-sourced native vegetation and plants appropriate for each site.</p>
<p><b>Alternative 4 -- WILDLIFE AND FISHERIES</b>            (same as Alternative 2 except for the following modification/additions)</p>										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-2: Sustainability of Special Interest Species Populations of, and environmental conditions and processes important to native threatened, endangered, rare, special interest or sensitive species are maintained at or above a sustainable level.	W2 PRESERVE, ENHANCE, AND, WHERE FEASIBLE, EXPAND HABITATS ESSENTIAL FOR THREATENED, ENDANGERED, RARE, OR SENSITIVE SPECIES FOUND IN THE BASIN.	WF-2 ENDANGERED/ SPECIAL STATUS SPECIES: POPULATIONS OF, AND ENVIRONMENTAL CONDITIONS AND PROCESSES IMPORTANT TO, NATIVE THREATENED, ENDANGERED, RARE, SPECIAL INTEREST OR SENSITIVE SPECIES ARE AT A SUSTAINABLE LEVEL [P7 DC]	A	This language matches the desired condition from the P7 process. The goal includes expands on the idea of habitats to include populations of these species. Additional language includes the idea that populations of these species need to be maintained at a sustainable level.	W2.2 ENDANGERED, THREATENED, RARE, AND SPECIAL INTEREST SPECIES SHALL BE PROTECTED AND BUFFERED AGAINST CONFLICTING LAND USES.	WF-2.2 CONSERVATION BUFFERS: CONSERVE AND BUFFER SPATIALLY AGAINST CONFLICTING LAND USES AND ACTIVITIES ENDANGERED, THREATENED, RARE, AND SPECIAL STATUS SPECIES AND HABITAT ATTRIBUTES IMPORTANT TO FULFILL THEIR LIFE HISTORY REQUIREMENTS.	A	This change increases protection by including habitat elements and temporally protection. Provides the basis for regulation incorporating limited operating periods for projects that may effect special status species.	WF.IMP-10 • Extend the non-disturbance zone for northern goshawk to undeveloped parcels containing suitable postfledging and nesting habitat in urban areas that border suitable postfledging and nesting habitat on nonurban lands. WF.IMP-11 • Modify the new Code language regarding willow flycatcher proposed under Alternative 2 to extend the non-disturbance zone protection to suitable habitats within urban areas. WF.IMP-12 • Retain existing non-disturbance zones for northern goshawk and expand them so as to include the additional area (based on best available nesting and postfledging habitat) already cited in Alternative 2.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1: Biological Integrity of Terrestrial Ecosystems The functional, physical, chemical and biological integrity of the Basin's terrestrial ecosystem are maintained at or above a sustainable level.	W1 MAINTAIN SUITABLE HABITATS FOR ALL INDIGENOUS SPECIES OF WILDLIFE WITHOUT PREFERENCE TO GAME OR NON-GAME SPECIES THROUGH MAINTENANCE OF HABITAT DIVERSITY.	WF-1 TERRESTRIAL ECOSYSTEM INTEGRITY: THE FUNCTIONAL, PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF THE REGION'S TERRESTRIAL ECOSYSTEM ARE AT A SUSTAINABLE LEVEL [P7 DC].	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal which focused exclusively on wildlife habitat.	W1.2 RIPARIAN VEGETATION SHALL BE PROTECTED AND MANAGED FOR WILDLIFE	WF-1.2 PROTECT AND CONSERVE TERRESTRIAL SPECIES: PROTECT AND ACTIVELY CONSERVE UNIQUE OR SPECIAL HABITAT TYPES AS IDENTIFIED IN THE REGIONAL PLAN OR BY STATE AND/OR FEDERAL REGULATIONS FOR TERRESTRIAL SPECIES.	A	This change provides protection to a greater breadth of habitat types used by wildlife than the previous policy which was focused exclusively on riparian vegetation.	WF.IMP-1 WF.IMP-13 • Modify language to the Code regarding direct and indirect impacts to the habitats of special significance Threshold as proposed under Alternative 2 to require mitigation of impacted habitats of special significance Threshold at a rate of 4:1.
1.10.2 Wildlife and Fisheries/ T. Thayer	WF.DC-1	W1	WF-1	A	This change reflects the desired condition produced by the P7 process. To keep the original goal would be redundant. This language also includes sustainability of the terrestrial ecosystem which is an expansion of the previous goal which focused exclusively on	NONE	WF-1.7 ACCESS TO HUMAN FOOD SOURCES: PREVENT WILDLIFE ACCESS TO GARBAGE AND OTHER HUMAN RELATED FOOD SOURCES THAT ALTER THE NATURAL BEHAVIOR OF WILDLIFE SPECIES AND INCREASE THE LIKELIHOOD OF NEGATIVE HUMAN/WILDLIFE INTERACTIONS.	N	This policy provides guidance to TRPA and other agencies to expand efforts to address the issue of garbage and wildlife.	WF.IMP-14 • Add language to the Code mandating installation of animal-resistant containers for garbage, grease, and other wastes that may attract wildlife.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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					wildlife habitat.					
<b>Alternative 4 -- SOIL CONSERVATION</b> (same as Alternative 2 except for the following modification/additions)										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.3 Soils/S. Frazier	<b>S/SEZ.DC-1</b> Land coverage, on a watershed basis, does not exceed the capability of the soil resources to attenuate (offset?) the effects of impervious cover. The effects of impervious cover and disturbance are fully mitigated on a storm water zone basis.	NONE	<b>S-2 LAND COVERAGE:</b> LAND COVERAGE IN THE LAKE TAHOE BASIN DOES NOT EXCEED THE CAPACITY OF THE SOIL RESOURCE TO OFFSET THE ADVERSE ENVIRONMENTAL EFFECTS OF LAND COVERAGE. THE ADVERSE EFFECTS OF LAND COVERAGE ARE FULLY MITIGATED ON A WATERSHED OR STORM WATER JURISDICTION BASIS.	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	<b>S1.1 ALLOWABLE LAND COVERAGE:</b> ALLOWABLE IMPERVIOUS LAND COVERAGE SHALL BE CONSISTENT WITH THE THRESHOLD FOR IMPERVIOUS LAND COVERAGE	<b>S2.1 ALLOWABLE LAND COVERAGE:</b> ALLOWABLE LAND COVERAGE IN THE TAHOE BASIN SHALL BE SET IN ACCORDANCE WITH THE LAND CAPABILITY DISTRICT CLASSIFICATION METHODOLOGY AND DISTRICT-BASED COVERAGE LIMITATIONS SET FORTH IN THE LAND-CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA- NEVADA, A GUIDE FOR PLANNING (BAILEY 1974).	A	This change more clearly articulates what the land coverage threshold is and how it is to be determined	<b>S.IMP-2:</b> Adopt an updated, planning-level land capability map of the Lake Tahoe Basin that is based on the 2007 soil survey update prepared by the U.S. Department of Agriculture Natural Resources Conservation Service. <b>S.IMP-5:</b> Revise the land capability regulations to require site-specific soil and land capability determinations and mandatory field verification of soil and land capability map units.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.3 Soils/S. Frazier	S/SEZ.DC-1	NONE	S-2	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	S1.3 LAND CAPABILITY MAP THE LAND CAPABILITY MAP MAY BE REVIEWED AND UPDATED	S-2.2 FEILD VERIFICATION OF LAND CAPABILITY: IMPLEMENT RULES AND PROCEDURES THAT ALLOW FOR FIELD-BASED VERIFICATION AND MODIFICATION OF THE PLANNING-LEVEL LAND CAPABILITY CLASSIFICATIONS AND BOUNDARY DELINEATIONS DEPICTED IN THE UPDATED LAND CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA AND NEVADA, A GUIDE FOR PLANNING (TRPA 2010).	A	This amendment provides directive for requiring site-specific land capability determinations and field-based land capability verifications.	S.IMP-2 S.IMP-5
<b>Alternative 4 -- SHOREZONE (same as Alternative 1, no changes proposed)</b>										
<b>Alternative 4 -- SCENIC RESOURCES (same as Alternative 2 except for the following modification/additions)</b>										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1: Scenic Resources Scenery viewed from Lake Tahoe and the Basin's major roadways, public recreation areas, trails, and urban centers predominately displays natural appearing forest, meadows, mountains, and the shoreline of Lake Tahoe. Development, where visible, complements the natural setting.	NONE	SR-1 IMPROVE SENIC QUALITY: SCENERY VIEWED FROM LAKE THOE AND THE REGION'S MAJOR ROADWAYS, PUBLIC RECREATION AREAS, TRIALS, AND URBAN CENTERS PREDOMINANTLY, REVEALS NATURAL APPEARING FOREST, MEADOWS, MOUNTAINS, AND THE SHORELINE OF LAKE TAHOE. DEVELOPMENT, WHERE VISIBLE, APPEARS SUBORDINANTE TO AND HARMONIOUS WITH THE SURROUNDING SETTING.	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	SR-1.1 ROADWAY AND SHORELINE UNITS: IMPROVE, OR AT LEAT MAINTAIN THE SCENIC THRESHOLD RATINGS OF EACH ROADWAY AND SHORELINE UNIT.	N	This new policy acts to support regulation that requires all projects to maintain the thresholds ratings assigned each threshold travle route.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	NONE	SR-1	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	SR-1.2 ROADWAY AND SHORELINE SCENIC RESOURCES: IMPROVE, OR AT LEAT MAINTAIN THE SCENIC THRESHOLD RATINGS OF EACH ROADWAY AND SHORLINE SCENIC	N	This new policy acts to support regulation that requires all projects to maintain and improve the thresholds ratings assigned each individual scenic	Existing implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
							QUALITY RESOURCE.		resource.	
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	NONE	SR-1	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	SR-1.3 PUBLIC RECREATION AREAS AND BIKE PATHS: IMPROVE, OR AT LEAST MAINTAIN THE SCENIC THRESHOLD RATINGS OF EACH SCENIC RESOURCE FOR VIEWS FROM IDENTIFIED BIKE PATHS AND RECREATION AREAS OPEN TO THE PUBLIC.	N	This new policy acts to support regulation that requires all projects to maintain and improve the thresholds ratings assigned each individual scenic resource from designated public recreation areas and bike paths.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR1 MAINTAIN AND RESTORE THE SCENIC QUALITIES OF THE NATURAL APPEARING LANDSCAPE.	SR-2 RESTORE AND MAINTAIN SCENIC QUALITY: THE SCENIC QUALITIES OF THE NATURAL APPEARING LANDSCAPE ARE RESTORED AND MAINTAINED.	A	This amended goal is reworded for clarity	SR1.1 ALL PROPOSED DEVELOPMENT SHALL EXAMINE IMPACTS TO THE IDENTIFIED LANDSCAPE VIEWS FROM ROADWAYS, BIKEPATHS, PUBLIC RECREATION AREAS, AND LAKE TAHOE.	SR-2.1 PROJECT EVALUATION: EVALUATE PROPOSED DEVELOPMENT PROJECTS FOR ADVERSE IMPACTS TO LANDSCAPE VIEWS FROM ROADWAYS, BIKEPATHES, PUBLIC REACREATION AREAS, AND LAKE TAHOE.	A	This amended policy is reworded for clarity and acts to support regulation that requires all projects to evaluated impacts to scenic resources.	Existing implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR1	SR-2	A	This amended goal is reworded for clarity	SR1.2 ANY DEVELOPMENT PROPOSED IN AREAS TARGETED FOR SCENIC RESTORATION OR WITHIN A UNIT HIGHLY SENSITIVE TO CHANGE SHALL DEMONSTRATE THE EFFECT OF THE PROJECT ON THE 1982 TRAVEL ROUTE RATINGS OF THE SCENIC THRESHOLDS.	SR-2.2 TRAVEL ROUTES: DESIGN DEVELOPMENT IN AREAS IDENTIFIED AS NON-ATTAINMENT TO IMPROVE, OR AT LEAST NOT ADVERSELY AFFECT, THE TRAVEL ROUTE RATINGS OF THE SCENIC THRESHOLDS.	A	This amended policy is reworded for clarity and acts to support regulation that requires all projects located in scenic non-attainment units to show progress towards threshold attainment. All units designated as non-attainment are considered scenic restoration target areas therefore the reference is removed from the policy statement. The "sensitive to change" designation was removed as a designation in the 1991 Threshold Evaluation therefore the reference is removed from the policy statement.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR1	SR-2	A	This amended goal is reworded for clarity	SR1.3 THE FACTORS OR CONDITIONS THAT CONTRIBUTE TO SCENIC DEGRADATION IN IDENTIFIED AREAS NEED TO BE RECOGNIZED AND APPROPRIATELY CONSIDERED IN RESTORATION	SR-2.3 CORRECT SCENIC DEGRADATION: CORRECT FACTORES OR CONDITIONS THAT CONTRIBUTE TO SCENC DEGRADATION TO IMPROVE SCENIC QUALITY.	A	This amended policy is reworded for clarity.	Existing implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						PROGRAMS TO IMPROVE SCENIC QUALITY.				
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR1	SR-2	A	This amended goal is reworded for clarity	NONE	SR-2.4 SCENIC QUALITY IMPROVEMENT PROGRAM: IMPLEMENT THROUGH PROJECT REVIEW RECOMMENDATIONS IN THE SCENIC QUALITY IMPROVEMENT PROGRAM FOR THE LAKE TAHOE BASIN, SEPTEMBER 27, 1989 (SQIP) FOR DEVELOPMENT PROPOSED IN TARGETED SCENIC RESTORATION AREAS.	N	This new policy acts to support regulation that require implementation of recommendations outlined in the Scenic Quality Improvement Program.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR2 IMPROVE THE ACCESSIBILITY OF LAKE TAHOE FOR PUBLIC VIEWING.	SR-3 PUBLICLY ACCESSIBLE SCENIC VIEWS: ACCESSIBILITY OF LAKE TAHOE FOR PUBLIC VIEWING IS IMPROVED.	A	This amended goal is reworded for clarity	SR2.1 ENHANCE THE OPPORTUNITIES TO VIEW LAKE TAHOE BY DESIGNING VIEW CORRIDORS FROM HIGHWAYS.	SR-3.1 HIGHWAY VIEW CORRIDORS: ENHANCE THE OPPORTUNITIES TO VIEW LAKE TAHOE BY DESIGNING VIEW CORRIDORS FROM HIGHWAYS.	A	This amended policy is reworded for clarity.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR2	SR-3	A	This amended goal is reworded for clarity	SR2.2 SCENIC VIEWPOINTS FROM ROADWAYS SHOULD BE IDENTIFIED AND PULL-OFF FACILITIES PROVIDED ON PUBLIC	SR-3.2 SCENIC PULL-OFFS: PROVIDE PULL-OFFS FACILIITES ON PUBLIC PROPERTY AT SCENIC VIEWPOINTS FROM HIGHWAYS AND ROADWAYS.	A	This amended policy is reworded for clarity.	Existing implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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						PROPERTY, WHEREVER DESIRABLE.				
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR2	SR-3	A	This amended goal is reworded for clarity	SR2.3 SIGNS SHOULD BE PLACED ALONG THE ROADWAYS, AS APPROPRIATE, TO IDENTIFY PHOTO SITES AND SCENIC TURNOUTS.	SR-3.3 SCENIC PULL-OFF SIGNAGE: IDENTIFY PHOTO SITES AND SCENIC TURNOUTS WITH SIGNS ALONG THE HIGHWAYS AND ROADWAYS, AS APPROPRIATE.	A	This amended policy is reworded for clarity.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR2	SR-3	A	This amended goal is reworded for clarity	SR2.4 TIME LIMITS FOR PARKING AT ROADSIDE TURNOUTS SHOULD BE ESTABLISHED.	SR-3.4 SCENIC PULL-OFF TIME LIMITS: USE TIME LIMITS FOR PARKING AT HIGHWAY AND ROADWAY TURNOUTS.	A	This amended policy is reworded for clarity.	Existing implementation measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR2	SR-3	A	This amended goal is reworded for clarity	NONE	SR-3.5 PRESERVE LAKE AND RIDGELINE VIEWS: PRESERVE LAKE AND RIDGELINE VIEWS FROM MAJOR TRANSPORTATION CORRIDORS, PUBLIC GATHERING SPACES, PUBLIC RECREATION AREAS, AND THE SHORLIEN OF LAKE TAHOE.	N	This new policy acts to support regulation that protect ridgeline views from key public viewing locations.	SR.IMP-1 Amend Chapter 30, Design Standards for site design to protect ridgeline views, view of natural features, and lake views from scenic highway corridors, public gathering areas, and the shoreline of Lake Tahoe.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.5 Scenic Resources/J. Hitchcock	SR.DC-1	SR2	SR-3	A	This amended goal is reworded for clarity	NONE	SC-3.6 SCENIC CORRIDOR PARKING: PARKING ALONG SCENIC CORRIDORS SHOULD BE MANAGED TO PROTECT SCENIC VIEWS AND ROADSIDE VEGETATION. EFFORTS TO PROVIDE AND CONSOLIDATE PARKING ALONG SCENIC CORRIDORS SHOULD BE ENCOURAGED.	N	This new policy acts to support the consolidation of parking along scenic highway corridors and federal designated scenic corridors to protect the public's view of the lake and the natural resources of the basin.	SR.IMP-2 Amend Chapter 30, Design Standards to require the consolidation and co-location of parking lots visible from the scenic highway corridors.
<b>Alternative 4 -- OPEN SPACE (same as Alternative 2)</b>										
<b>Alternative 4 -- STREAM ENVIRONMENT ZONE (same as Alternative 2 except for the following modification/additions)</b>										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.7 SEZ/S. Frazier	<p><b>SEZ.DC-4 SEZ Physical and Chemical Function:</b> SEZ physical and chemical processes function properly within the constraints and dynamics of the watershed, including, but not limited to, natural hydrologic processes, water quality, and stormwater treatment capacity</p> <p><b>SEZ.DC-5 SEZ Biological Function:</b> SEZ biological processes function properly within the constraints of the watershed. Vegetation,</p>	<p><b>SEZ1</b> PROVIDE FOR THE LONG TERM PRESERVATION AND RESTORATION OF STREAM ENVIRONMENT ZONES.</p>	<p><b>SEZ-1 SEZ ENHANCEMENT, RESTORATION, PRESERVATION, AND MANAGEMENT:</b> ENHANCE, RESTORE, PRESERVE, AND MANAGE SEZS SO THAT PHYSICAL, CHEMICAL, AND BIOLOGICAL PROCESSES FUNCTION PROPERLY WITHIN THE CONSTRAINTS AND DYNAMICS OF INDIVIDUAL WATERSHEDS, AND SEZ VEGETATION, TERRESTRIAL WILDLIFE, AND AQUATIC COMMUNITIES ARE HEALTHY AND SUSTAINABLE.</p>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	<p><b>SEZ1.5</b> NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:</p>	<p><b>SEZ-1.10 COMPENSATORY MITIGATION:</b> IMPLEMENT COMPENSATORY MITIGATION REQUIREMENTS TO OFFSET UNAVOIDABLE, PROJECT-RELATED IMPACTS ON SEZ LANDS AND ENSURE NO NET LOSS OF SEZ AREA AND FUNCTION.</p>	A	This policy amendment establish a "no net loss" compensatory mitigation requirement that is separate from 1b mitigation/restoration requirements implemented under the Land Capability Program, and allows detailed, code-like language to be moved to the Code of Ordinances.	<p><b>SEZ.IMP-12:</b> Implement a new, fixed compensatory mitigation-to-impact ratio of 4:1 for all permanent impacts to SEZs.</p>

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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	terrestrial wildlife, and aquatic communities area healthy and sustainable.									
<b>Alternative 4 -- CULTURAL RESOURCES</b> <b>(same as Alternative 2 except for the following modification/additions)</b>										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.8 Cultural/M. Shaw	NONE	CL1: IDENTIFY AND PRESERVE SITES OF HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE WITHIN THE REGION	CL-1 DISTRICTS, AND SITES, STRUCTURES AND RESOURCES OF HISTORICAL, CULTURAL, PALEONTOLOGICAL AND ARCHITECTURAL SIGNIFICANCE, WITHIN THE REGION HAVE BEEN IDENTIFIED AND PROTECTED	A	Existing goal	N/A	CL-1.1 REGISTERED HISTORIC DISTRICTS: IDENTIFY AND PROTECT THE CHARACTER OF HISTORIC DISTRICTS DESIGNATED AS SIGNIFICANT ON HISTORIC REGISTERS.	N	New policy adapted out of TWG-recommended policy	CUL.IMP-1  CUL.IIMP-5: Amend Chapter 29 to require that when structures on the TRPA Historic and Cultural Resources Map are redeveloped, the redevelopment is designed and built within the historical context
1.10.8 Cultural/M. Shaw	NONE	CL1	CL-1	A	Existing goal	NONE	CL-1.3 MAINTENANCE, REHABILITATION AND REUSE: WHERE FEASIBLE, MAINTAIN, REHABILITATE AND ADAPTIVELY REUSE, OR RESTORE HISTORICALLY SIGNIFICANT SITES AND RESOURCES.	N	New policy adapted out of TWG-recommended policy	CUL.IMP-6: Amend Chapter 29 to include maintenance requirements for historically significant buildings within designated historic districts
1.10.8 Cultural/M. Shaw	NONE	CL1	CL-1	A	Existing goal	NONE	CL-1.4 SIGNIFICANT UNDERWATER RESOURCES: PROTECT HISTORICALLY SIGNIFICANT UNDERWATER RESOURCES AS IMPORTANT ELEMENTS OF THE REGION'S HISTORY.	N	New policy adapted out of TWG-recommended policy	CUL.IMP-7: Amend Chapters 29 and 54 to require all shorezone and lakezone projects to inventory and protect historic underwater resources

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.8 Cultural/M. Shaw	NONE	CL1	CL-1	A	Existing goal updated	NONE	CL-1.5 Criteria and Standards: Consistently apply criteria, standards and procedures to designated and potential historic properties, districts, cultural sites and resources.	N	New policy adapted out of TWG-recommended "desired condition" that was not recommended as a final DC.	CUL.IMP-1 CUL.IMP-2 CUL.IMP-5
1.10.8 Cultural/M. Shaw	NONE	NONE	CL-4 EDUCATE THE PUBLIC ON THE VALUE OF THE TAHOE REGION'S CULTURALLY RICH HISTORY	N	New goal recommended by TWG, re-worded for clarity.	NONE	CL-4.1 HISTORIC INTERPRETATION: INTERPRET AND PROVIDE INTERPRETIVE SIGNAGE TO TELL THE STORY OF LAKE TAHOE'S HISTORY	N	TWG-goals to account for (1) new trust resources in the Basin and to recognize the historical and current role of the Washoe Tribal Government and (2) the importance of the Region's cultural heritage.	CUL.IMP-8: Amend Chapter 26 and Design Standards for signs to require interpretive signage for designated historic sites on public land
<b>Alternative 4 -- ENERGY AND CLIMATE CHANGE</b> <b>(same as Alternative 2 except for the following modification/additions)</b>										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.10.9 Climate Change/N. Crescenti	NONE	EC1: PROMOTE ENERGY CONSERVATION PROGRAMS AND DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES TO LESSEN DEPENDENCE ON SCARCE AND HIGH-COST ENERGY SUPPLIES	EC-1 PROMOTE ENERGY CONSERVATION PROGRAMS AND THE USE OF ALTERNATIVE ENERGY SOURCES FOR BASIN DEVELOPMENT	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale alternative forms of energy such as solar panels, small scale wind, ect.	EC1.1 ALL NEW DEVELOPMENT SHALL COMPLY WITH STATE AND FEDERAL ENERGY EFFICIENCY STANDARDS	SAME	U	Incorporation of energy efficiency standards in building design is a conservation strategy for reducing energy consumption and costs. Innovative techniques of reducing home and business energy needs should be encouraged	EC_IMP1: Enforce through application of California building code by local jurisdictions on the California side of the Basin
1.10.9 Climate Change/N. Crescenti	NONE	EC1	EC-1	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale alternative forms of energy such as solar panels, small scale wind, ect.	EC1.2 A COORDINATED PROGRAM TO ENCOURAGE RECYCLING OF WASTE PRODUCTS SHOULD BE DEVELOPED	SAME	U	Reusable waste products such as newspaper and aluminum cans should be targeted for recycling by providing a coordinated program of collections	N/A
1.10.9 Climate Change/N. Crescenti	NONE	EC1	EC-1	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale	EC1.3 DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES SHOULD BE ENCOURAGED WHEN SUCH DEVELOPMENT IS BOTH TECHNOLOGICALLY AND	EC-1.3 THE USE OF ALTERNATIVE ENERGY SOURCES SHOULD BE ENCOURAGED WHEN SUCH DEVELOPMENT IS BOTH TECHNOLOGICALLY AND ENVIRONMENTALLY FEASIBLE.	A	Simliar to the goal rational, development of alternative forms of energy may be limited and in direct conflict with other threshold areas. Rather TRPA should encourage the	EC_IMP2: When found to be compliant with other threshold areas such as scenic, make design allowances for alternative energy sources, such as height allowances for solar panels

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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					alternative forms of energy such as solar panels, small scale wind, ect.	ENVIRONMENTALLY FEASIBLE.			use of alternative energy such as solar, wind and small scale biomass.	
1.10.9 Climate Change/N. Crescenti	NONE	EC1	EC-1	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale alternative forms of energy such as solar panels, small scale wind, ect.	EC1.4 ENVIRONMENTAL IMPACTS TO THE FISHERY, INSTREAM FLOWS, AND SCENIC QUALITY OF ALL PROPOSED HYDROELECTRIC PROJECT SITES SHALL BE CONSIDERED TOGETHER WITH OTHER ENVIRONMENTAL CONSIDERATIONS	SAME	D	Dams and other water diversion facilities possibly pose the greatest single impact to the stream fishery. Project proposals must consider the impact on the resident and migratory fishery and adequately mitigate all significant adverse impacts	N/A
1.10.9 Climate Change/N. Crescenti	NONE	EC1	EC-1	A	Energy Development within the Basin is likely to be limited and in conflict with other threshold goals. Rather, the goal should be to promote small-scale alternative forms of energy such as solar panels, small scale wind, ect.	EC1.5 INCORPORATE POLICIES 4 AND 5 OF GOAL #11, POLICIES 2,3,4,7, AND 8 OF GOAL #2, AND POLICIES 1,5,7,8, AND 9 OF GOAL #4 OF THE AIR QUALITY SUBELEMENT AS ENERGY SAVING MEASURES	SAME	D	This is the worst policy I've ever seen. The fact that these policies exist within the Air Quality section means that they are in support of and compliment the energy section.	N/A

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1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-2 REDUCE THE CONTRIBUTION OF GLOBAL GREENHOUSE GASSES FROM TAHOE REGION SOURCES	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2.1 FOLLOWING ADOPTION OF THE REGIONAL PLAN UPDATE, DEVELOP, AND IMPLEMENT A CLIMATE ACTION PLAN. THE PLAN SHOULD BE DEVELOPED AND MAINTAINED IN COLLABORATION WITH PARTNER AGENCIES AND LOCAL JURISDICTIONS. THE PLAN WILL ADDRESS BOTH EMISSIONS REDUCTIONS AND ADAPTATION TO CLIMATE CHANGE EFFECTS, AND WILL INCLUDE AT LEAST THE FOLLOWING ELEMENTS: 1. An emissions inventory identifying greenhouse gas emissions from both direct and indirect anthropogenic sources in the Region 2. A quantified emissions reduction target for greenhouse gas emissions in the Region that take into account climate change legislation in the states of California and Nevada, as well as at the federal level; 3. Recommendations for new goals, policies, and implementation measures to meet the emissions reduction target, as necessary. 4. Recommendations for further research to fill information gaps regarding climate change impacts specific to the Tahoe Region; 5. Recommendations for updating design guidelines relating to building elements and development techniques	N	State of California is still developing its requirements and program elements for addressing climate change. The decision to address climate change occurred later in the Regional Plan update process. Therefore further development is needed to create a full program for addressing climate change	EC_IMP3: Dedicate/seek funding to develop climate change program. Assign staff member to develop program elements including inventory, strategies and policies

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							that reduce GHG emissions 6. A program to monitor, evaluate and report progress towards the emissions reduction target and adaptation goals, and an adaptive management program to develop new strategies for emissions reduction and adaptation.			

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1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2.2 NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS SHALL MINIMIZE GREENHOUSE GAS EMISSIONS FROM PROJECT DESIGN. SEE LAND-USE ELEMENT	N	Stakeholder and staff desire to have green building codes included in plan update	EC_IMP4: See policy EC-1.4
1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state	NONE	EC-2.3 INCLUDE GHG EMISSIONS ANALYSIS IN TRPA ENVIRONMENTAL DOCUMENTS	N	As part of over-all goals and objectives, new construction should minimize GHG emissions	EC_IMP5: Require environmental documentation consultants to include GHG emissions analysis as part of over-all project EIS.

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					requirements, or specifics as they apply to Tahoe.					
1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2.4 AS PART OF THE CLIMATE ACTION PLAN, DEVELOP AND MAINTAIN GREEN BUILDING RECOMMENDATIONS TO BE INCLUDED IN THE DESIGN GUIDELINES.	N	The recommendation and management decision was to incorporate green building codes through the update of the design guidelines.	EC_IMP6: Update Design Guidelines to incorporate green building elements based on LEED certification criteria

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1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-2.5 AS PART OF THE CLIMATE ACTION PLAN, DEVELOP AND IMPLEMENT A PUBLIC EDUCATION AND OUTREACH PROGRAM TO INFORM THE PUBLIC (BOTH RESIDENTS AND VISITORS) ABOUT EFFORTS IN THE TAHOE REGION TO REDUCE REGIONAL CONTRIBUTIONS TO GREENHOUSE GASSES, INCLUDING MEASURES THAT INDIVIDUAL AND BUSINESSES CAN TAKE TO REDUCE CONTRIBUTIONS. THE EDUCATION AND OUTREACH PROGRAM WILL ENCOURAGE RESIDENTS AND VISITORS TO REDUCE GREENHOUSE GAS EMISSION.	N	Most climate action plans have an outreach component. This is a generalized version of a policy that Audrey McComb had originally proposed.	EC_IMP7: Develop climate action plan outreach effort. Collaborate and incorporate efforts currently being developed by Climate Action initiative and TMPO
1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state	NONE	EC-2.6 COORDINATE WITH STATE AND FEDERAL AGENCIES TO DEVELOP CARBON SEQUESTRATION AND OTHER GHG EMISSION OFF-SET PROGRAMS	N	Forest-Carbon offsets is a growing area, particularly in the Sierras with the Northern Sierra Partnership (Sierra Business Council) Tahoe has an opportunity to provide carbon off-sets through its land management programs	EC_IMP8: Through Climate Change Initiative pursue the development of a carbon crediting program with USFS, CA/NV State Lands

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					requirements, or specifics as they apply to Tahoe.					
1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-1.7 WORK WITH REGIONAL SCHOOL DISTRICTS TO IDENTIFY FUNDING SOURCES AND OTHER INCENTIVES FOR SCHOOL DISTRICTS TO DEVELOP TRANSPORTATION PLANS THAT WILL SUBSTANTIALLY REDUCE AUTOMOBILE TRIPS TO, AND CONGESTION SURROUNDING SCHOOLS. PLANS SHOULD ADDRESS AT LEAST THE FOLLOWING ELEMENTS: 4. Necessary infrastructure improvements and potential funding sources, 5. Replacement of old diesel busses with low- or zero-emissions vehicles, and 6. Safe Routes to School programs and other formal efforts to increase walking and bicycling by students.	N		EC_IMP9: Develop program as part of Climate Action plan under the Climate Action Initiative

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1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within Regional Planning, no specifics have yet been presented in terms of state requirements, or specifics as they apply to Tahoe.	NONE	EC-1.8 IMPLEMENT THE EIP CLIMATE CHANGE SUBPROGRAM AND ACTION PRIORITIES.	N	Current EIP update contains a subprogram for climate change. Included policy to link EIP and RP	EC_IMP10: Implement EIP
1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-2	N	TRPA has decided that Climate Change should be addressed within the Regional Plan update. While the State of California has set the precedent for addressing Climate Change within regional planning, no specifics have yet been presented in terms of state	NONE	EC-1.9 THE REGIONAL PLAN AND ITS IMPLEMENTING PLANS SHALL ACHIEVE AND MAINTAIN LEED NEIGHBORHOOD CERTIFICATION.	N	Stakeholder input stated that TRPA is no-longer at "cutting edge" of planning. There was an explicit desire to update regulations to be consistent with newest in national planning trends	EC_IMP13: Incorporate planning elements required by LEED to achieve Neighborhood Certification.

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					regulations.					
1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-3 ADAPT TO THE REGIONAL EFFECTS OF CLIMATE CHANGE.	N	There are usually two parts to a climate action plan, or plan that addresses climate change. The first is to reduce GHG emissions and the second is to ensure that regulations and policy recognizes the changing conditions that may be caused by climate change.	NONE	EC-3.1 DEVELOP AND SUPPORT CLIMATE CHANGE AS PART OF THE ADAPTIVE MANAGEMENT SYSTEM AND TAHOE SCIENCE CONSORTIUM RESEARCH AGENDA.	N	Over-time there is a tendency to not carry-out or support programs that are clearly stated within the Goals and Policies and Code of Ordinance. Sometimes such policies help to remind staff	EC_IMP11: Staff member responsible for climate change program should ensure that resources and support are given to the program by coordinating with other resource areas and championing the program with the scientific community
1.10.9 Climate Change/N. Crescenti	NONE	NONE	EC-3	N	There are usually two parts to a climate action plan, or plan that addresses climate change. The first is to reduce GHG emissions and the second is to ensure that regulations and policy	NONE	EC-3.2 REVIEW THE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM, ESPECIALLY THE DESIGNATION OF SENDING AND RECEIVING AREAS, IN LIGHT OF EMERGING SCIENCE AS IT RELATES TO EXPECTED CLIMATE CHANGE EFFECTS IN THE TAHOE REGION. REVISE SENDING AND/OR RECEIVING AREAS AS APPROPRIATE	N	Land-use conditions are likely to change as a result of climate change. Areas that will most likely be effected as a result in changes to weather patterns and climate change are flooding and forest fires. As the lead	EC_IMP12: Create a monitoring program for land-use hazard conditions that will be updated over-time and used in the permitting process. Work with local jurisdictions to establish and manage consistent hazard related regulations related to flooding and forest fire.

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					recognizes the changing conditions that may be caused by climate change.				agency responsible for land-use permitting, TRPA should be cognizant of changes in hazard conditions.	
<b>Alternative 4 -- RECREATION</b> <b>(same as Alternative 2 except for the following modification/additions)</b>										
1.11.1 Dispersed Recreation/M. Shaw	NONE	DISPERSED REC 1: ENCOURAGE OPPORTUNITIES FOR DISPERSED RECREATION WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES	GOAL REC-3: DISPERSED RECREATION ACTIVITIES SHALL BE ENCOURAGED WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES .	A	Existing goal reworded.	DISP REC1.2: AREAS SELECTED FOR NATURE STUDY AND WILDLIFE OBSERVATION SHALL BE APPROPRIATELY REGULATED TO PREVENT UNACCEPTABLE DISTURBANCE OF THE HABITAT AND WILDLIFE	REC-3.2: REGULATE AREAS SELECTED FOR NATURE STUDY AND WILDLIFE OBSERVATION TO PREVENT UNACCEPTABLE DISTURBANCE OF WILDLIFE AND ITS HABITAT. ENCOURAGE INTERPRETATION AND EDUCATIONAL INFORMATION FOR THESE AREAS TO FURTHER PROTECTION.	A	TWG re-worded original	Rec.Disp.Imp-7: Designate permissible uses in wilderness and backcountry (formerly roadless) areas within the proposed Plan Area Statements. Limited roads may be present and off-highway vehicle use will be authorized if so designated in backcountry areas. USFS boundaries and terminology for wilderness and backcountry areas will be incorporated

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										into the Regional Plan maps and documents.
1.11.1 Dispersed Recreation/M. Shaw	NONE	DISPERSED REC 1: ENCOURAGE OPPORTUNITIES FOR DISPERSED RECREATION WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES	GOAL REC-3: DISPERSED RECREATION ACTIVITIES SHALL BE ENCOURAGED WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES .	A	Existing goal reworded.	DISP REC1.4: EXISTING TRAILS THAT ARE EITHER UNDERUTILIZED OR LOCATED IN ENVIRONMENTAL LY SENSITIVE AREAS SHALL BE RELOCATED TO ENHANCE THEIR USE AND TO PROTECT NATURAL RESOURCES	REC-3-4: MANAGE TRAIL NETWORKS TO PROVIDE A HIGH QUALITY RECREATION EXPERIENCE WHILE MINIMIZING AND MITIGATING ENVIRONMENTAL IMPACTS .	A	Original policy re-worded in part with TWG dispersed goal 1.	Rec.Disp.Imp-8: Within the Plan Area Statement System, include mountain biking in the Chapter 18 definition of "Riding and Hiking Trails" as a recognized use allowed only on roads and trails designated for that use

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1.11.1 Dispersed Recreation/M. Shaw	NONE	DISPERSED REC 1: ENCOURAGE OPPORTUNITIES FOR DISPERSED RECREATION WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES	GOAL REC-3: DISPERSED RECREATION ACTIVITIES SHALL BE ENCOURAGED WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES .	A	Existing goal reworded.	DISP REC1.5: OFF-ROAD VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE BASIN EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED	REC-3.6: OFF-HIGHWAY VEHICLES ARE PERMISSIBLE ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE ENVIRONMENTAL IMPACTS CAN BE MITIGATED.	A	Original policy was changed by TWG to include "summer"; strike team used original.	Rec.Disp.Imp-7:  Rec.Disp.Imp-9: Within the Plan Area Statement System, change use definitions to replace "off-road vehicle course" with "off-highway use" in Chapters 2 and 18 to reflect current terminology and usage.
1.11.1 Dispersed Recreation/M. Shaw	NONE	DISPERSED REC 2: PROVIDE HIGH-QUALITY RECREATIONAL OPPORTUNITIES	GOAL REC-3: DISPERSED RECREATION ACTIVITIES SHALL BE ENCOURAGED WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES .	D	Existing goal replaced	DISP REC 2:2: SEPARATE USE AREAS SHALL BE ESTABLISHED FOR THE DISPERSED WINTER ACTIVITIES OF SNOWMOBILING, CROSS-COUNTRY SKIING AND SNOWSHOEING WHEN CONFLICTS OF USE EXIST	REC-3.5: DISPERSED WINTER ACTIVITIES SUCH AS CROSS-COUNTRY SKIING AND SNOWSHOEING ARE ALLOWED THROUGHOUT THE BASIN. MOTORIZED WINTER ACTIVITIES SUCH AS SNOWMOBILING ARE PERMITTED WITHIN AREAS DESIGNATED FOR SUCH USE.	A	To clarify intent that snowmobiling and dispersed winter activities may be in conflict and should be separated when possible.	Rec.Disp.Imp-10: Establish appropriate use areas for snowmobile uses within the Plan Areas on private recreation land, in addition to uses established by the US Forest Service and State Parks.

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1.11.2 Developed Recreation/M. Shaw	NONE	DEVELOPED REC 1: PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION	GOAL REC-4: PROVIDE A FAIR SHARE OF THE TOTAL REGION'S CAPACITY FOR OUTDOOR RECREATION	A	Reworded for clarity.	DEV REC 1.1: ALL EXISTING RESERVATIONS OF SERVICES FOR OUTDOOR RECREATION SHALL CONTINUE TO BE COMMITTED FOR SUCH PURPOSES	REC-4.1: CONTINUE TO COMMIT ALL EXISTING RESERVATIONS OF SERVICES FOR RECREATION FOR SUCH PURPOSES.	A	Existing policy reworded.	Rec.Dev.Imp-7: Additional recreation uses would be permitted as specified within Plan Area Statements (not transect districts), Community Plans, or other specific plans. The PAOTs remaining from the 1987 Regional Plan would be allocated to new recreation projects  Rec.Dev.Imp-2
1.11.2 Developed Recreation/M. Shaw	NONE	DEVELOPED REC 1: PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION	GOAL REC-4: PROVIDE A FAIR SHARE OF THE TOTAL REGION'S CAPACITY FOR OUTDOOR RECREATION	A	Reworded for clarity.	DEV REC 1.3: PROVISIONS SHALL BE MADE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES CAPABLE OF ACCOMMODATING 6,114 PAOT IN OVERNIGHT FACILITIES AND 6,761 PAOT IN SUMMER DAY USE FACILITIES AND 12,400 PAOT IN WINTER DAY-USE FACILITIES	REC-4.3: PROVIDE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES CAPABLE OF ACCOMMODATING 5,720 PAOT IN OVERNIGHT FACILITIES AND 5,676 PAOT IN SUMMER DAY USE FACILITIES AND 7,133 PAOT IN WINTER DAY-USE FACILITIES.	A	Original updated. TWG had recommended repacing with "PROVISIONS SHALL BE MADE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES FOR OVERNIGHT SUMMER DAY USE (INCLUDING SHOREZONE), AND WINTER DAY-USE FACILITIES.	Rec.Dev.Imp-1 Rec.Dev.Imp-2

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1.11.2 Developed Recreation/M. Shaw	NONE	DEVELOPED REC 1: PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION	GOAL REC-4: PROVIDE A FAIR SHARE OF THE TOTAL REGION'S CAPACITY FOR OUTDOOR RECREATION	A	Reworded for clarity.	NONE	REC-4.4: PROTECT PUBLIC AND PRIVATELY-PROVIDED RECREATION OPPORTUNITIES AND DISCOURAGE THEIR CONVERSION TO NON-RECREATIONAL USES. WHEN FEASIBLE REQUIRE MITIGATION (REPLACEMENT) OF ANY RECREATION USE LOSS, BY EITHER OFF-SITE IN KIND (SUCH AS CAMPSITE FOR CAMPSITE), CREATION OF A NEW, SUPERIOR REPLACEMENT PUBLIC RECREATION USE ON THE SITE, EQUAL OR SUPERIOR REPLACEMENT OF PUBLIC RECREATION OPPORTUNITES/FACILIT ES, OR THROUGH OTHER APPROPRIATE MITIGATION MEASURES.	N	New policy	Rec.Dev.Imp-9: Require the mitigation of recreation facilities that are changed to a non-recreation use so as to protect the public's access to developed recreation facilities, if the change is inconsistent with the Recreation Master Plan. Mitigation would be accomplished through a direct offset (replacement) where replacement is feasible, or through an in-lieu mitigation fee.
1.11.4 General Recreation/M. Shaw	R.DC-1 OPPORTUNIT Y There exists a spectrum of high-quality recreational opportunities which sustains Lake Tahoe's natural setting as an outstanding recreation	DEVELOPED REC 2: PROVIDE FOR THE APPROPRIATE TYPE, LOCATION, AND RATE OF DEVELOPMENT OF OUTDOOR RECREATIONAL USES	GOAL REC-1: Provide a suitable spectrum of high-quality recreational opportunities while sustaining Lake Tahoe's natural setting as an outstanding recreation destination	N	Existing Developed Rec Goal 2 was replaced with Desired Condition #1, and incorporated into General Recreation as Goal 1.	DEV REC 2.2: BIKE TRAILS SHALL BE EXPANDED TO PROVIDE ALTERNATIVES FOR TRAVEL IN CONJUNCTION WITH TRANSPORTATIO N SYSTEMS	REC-1.4 CONNECTIVITY: PROVIDE CONNECTIVITY BETWEEN NEW, REDEVELOPED AND EXISTING RECREATION DESTINATIONS THROUGH ALTERNATIVE AND NON-AUTOMOTIVE MEANS, INCLUDING TRANSIT, BICYCLE TRAILS, AND PEDESTRIAN LINKAGES	A	Original updated and comments provided by recreation providers.	Rec.Gen.Imp-4: Create a definition for "bike trail or route" that is separate from transportation route.

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	destination.									
<b>Alternative 4 -- PUBLIC SERVICES AND FACILITIES (same as Alternative 2)</b>										
<b>Alternative 4 - INSTITUTIONAL PARTNERSHIPS (same as Alternative 2 except for the following modification/additions)</b>										
1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-1 REGULATORY COORDINATION: PROGRAMS WITH PARTNERING REGULATORY AGENCIES ARE COORDINATED TO CREATE EFFICIENCIES AND SYNERGIES OF	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA	0	IS-1.1 Identify appropriate roles and responsibilities of various agencies for implementing the plan and verify these roles and responsibilities through interagency agreements.	A	Existing policy that is amended for clarity and move under this new goal.	IMP.IS-1 IMP.IS-4 Develop an EIP Implementation Agency. IMP.IS-5 Develop local and/or regional operation and maintenance districts to ensure the long-term effectiveness of EIP projects.

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
			LIMITED RESOURCES AND REDUCE REDUNDANCY.		maintains with partnering agencies.					
1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-1	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-1.2 TRPA, in conjunction with other agencies of jurisdiction, will develop and actively pursue an effective program to enforce compliance with the Plan and ordinances of the agency.	A	Existing policy that is amended for clarity and move under this new goal.	Existing implementation measures
1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-2	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-1.3 The agency will coordinate with other regional agencies to monitor environmental conditions as outlined in ME-2.1.	N	New policy under this new goal to coordinate with other agencies to conduct status and trend monitoring for environemtnal conditions.	Existing implementation measures

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1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-2 IMPLEMENTATION THROUGH PARTNERSHIP AGREEMENTS: DEVELOP AND MAINTAIN PARTNERSHIPS AGREEMENTS WITH AGENCIES AND GOVERNMENTS TO IMPLEMENT THE REGIONAL PLAN PACKAGE.	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-2.1 Seek, develop, and maintain agreements with organizations, jurisdictions, and agencies responsible for specific implementation functions.	N	New policies reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies and to promote the continual delegation of TRPA's authority where appropriate.	IMP.IS-1 IMP.IS-3 IMP.IS-5
1.13.1 Institutional Partnership/TRP A Staff	NONE	NONE	IS-2	N	New goal reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies.	NONE	IS-2.2 Delegate plan implementation to agencies and governments through memorandum of understanding or other forms of agreements.	N	New policies reflects the reorganization of the Institutional Partnerships Subelement to specifically address the relationships that TRPA maintains with partnering agencies and to promote the continual delegation of TRPA's authority where appropriate.	IMP.IS-1 IMP.IS-3 IMP.IS-5

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<b>Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</b>										
1.13.2 PR & IS/J. Hitchcock	NONE	D11 DIRECT ALL RESIDENTIAL DEVELOPMENT FIRST TO THOSE AREAS MOST SUITABLE FOR DEVELOPMENT IN ACCORDANCE WITH ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND OTHER CONSIDERATIONS , SUCH AS INFRASTRUCTURE CAPACITY AND PROGRESS TOWARD ACCOMPLISHING WATER QUA	PR-2 DIRECT ALL RESIDENTIAL DEVELOPMENT FIRST TO THOSE AREAS MOST SUITABLE FOR DEVELOPMENT IN ACCORDANCE WITH ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND OTHER CONSIDERATIONS, SUCH AS INFRASTRUCTURE CAPACITY AND PROGRESS TOWARD ACCOMPLISHING WATER QU	U	Goal is re-numbered	D11.1 UPON ADOPTION OF THIS PLAN, EVALUATION AND RANKING OF ALL VACANT RESIDENTIAL PARCELS UNDER AN INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES) SHALL BE UNDERTAKEN AND COMPLETED BY DECEMBER 31, 1988. COMMENCING ON JANUARY 1, 1989, NEW SINGLE-FAMILY DWELLIN	PR-2.1.1NEW SINGLE-FAMILY DWELLING CONSTRUCTION SHALL BE EVALUATED IN ACCORDANCE WITH IPES. THIS SYSTEM SHALL RANK ALL VACANT RESIDENTIAL PARCELS WITH RESPECT TO THEIR RELATIVE ENVIRONMENTAL SUITABILITY FOR DEVELOPMENT. NEW RESIDENTIAL CONSTRUCTION SHALL BE SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL PR-3, POLICY PR-3.2 OF THIS SUBELEMENT.  A. IPES is an objective and scientific system based on the report entitled Individual Parcel Evaluation System (1986), which evaluates relative environmental suitability for development. IPES shall evaluate each parcel with respect to the criteria listed below. Details of IPES, including a rating system, shall be included in implementing ordinances. 1) Relative erosion hazard (soil erodability, slope length and gradient, climatic conditions, surface roughness and mass wasting). 2) Runoff potential (depth to seasonal high water table,	A	Removed sections referencing initiation of IPES system	Existing Implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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							percolation rate, permeability and depth to very slowly permeable layer). 3) Degree of difficulty to access building site (amount of excavation and soil disturbance required to provide minimum driveway and parking area and degree of difficulty for excavation due to soil properties). 4) Water influence areas (proximity to and extent of disturbance in water influence areas). 5) Condition of watershed (extent to which watersheds and intervening drainage areas conform to land coverage allowances set forth in the land capability system, hydrologic characteristics and known sediment/nutrient production). 6) Ability to revegetate (climatic conditions and the available water holding capacity, fertility, texture, drainage and permeability of the soil). 7) Need for water quality improvements in vicinity of parcel (stable roadside drainage channels, storm drainage system and stable cut and fill slopes). B. IPES shall include an element, separate from the criteria used for rating each parcel, to encourage physical mitigation of existing water quality problems by individual property owners. The rating of a parcel may be increased, to a limited and finite degree, by the property owner			

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							<p>constructing off-site water quality improvements. The extra consideration for off-site work shall result in benefits that fully offset the difference in impacts between developing the subject parcel and developing a parcel with a rating equivalent to the subject parcel's rating without applying the bonus.</p> <p>C. IPES shall be implemented by ordinance consistent with the following:</p> <p>1) A team of experts shall evaluate each vacant residential parcel using a standardized approach in accordance with IPES.</p> <p>a) For parcels of 1/3 acre or less in size, the entire parcel shall be evaluated for purposes of establishing the IPES rating, except in cases where the parcel contains an SEZ. SEZs shall be excluded from the area evaluated. For parcels with less than 5,000 square feet outside an SEZ, the IPES rating shall be reduced by a factor equal to the ratio of land available for construction to 5,000 square feet (See Goal #1, Policy 2, SEZ Subelement).</p> <p>b) For parcels greater than 1/3 acre but less than 5 acres in size, the evaluation team shall select and evaluate the 1/3 acre portion of the parcel that results in the highest rating. If the selected 1/3 acre portion contains an SEZ, the procedure set forth in (a) above shall be followed. If the property owner wishes to</p>			

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							<p>locate the residence outside the area evaluated, a reevaluation shall be required of the 1/3 acre portion of the parcel containing the desired building site.</p> <p>c) For parcels of 5 acres or greater in size, the property owner shall be notified and asked to identify the desired building site. Once a building site has been identified, the evaluation team shall evaluate the best 1/3 acre portion of the parcel containing the identified building site. If this 1/3 acre contains an SEZ, the procedures set forth in (a) above shall be followed.</p> <p>d) Installation of water quality improvements in the vicinity of a parcel, subsequent to the initial rating, may increase the rating of a parcel. The amount of increase shall depend on the weight given that factor in IPES and the degree of water quality improvement.</p> <p>e) Changes in the condition of a watershed, subsequent to the initial rating, may change the rating of parcels located in that watershed. The amount of change in the rating shall depend on the weight given that factor in IPES. Such changes in the condition of a watershed may cause the initial rating to increase or decrease.</p> <p>f) The rating of all parcels shall be based on the assumption that when developed, all required BMPs shall be installed and maintained.</p>			

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							<p>g) Property owners may appeal parcel ratings to an independent body of qualified experts not involved in the original field evaluation of that particular parcel. These independent experts shall then apply the criteria established in IPES. The decision of the independent body shall be deemed the final action of the Agency unless the property owner appeals the decision to the Governing Board. The Governing Board may change the rating of a parcel only upon expressly finding, based on substantial evidence in the record, that the criteria established in the IPES were not applied correctly.</p> <p>2) TRPA shall rate all vacant residential parcels numerically and then rank them from the most suitable to the least suitable by jurisdiction. TRPA may reconsider the rating upon request before the rankings are officially adopted except as otherwise provided in (d) and (e) above.</p> <p>3) The Agency shall establish a level in the numerical ranking immediately above the most sensitive parcels, based on recommendations from a technical committee.</p> <p>4) All vacant residential parcels may compete for building allocations. Those above the initial level, referred to in 3) above, and as may be adjusted in accordance with 5) below, shall comprise the top rank and, if receiving an</p>			

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							<p>allocation, may pursue a permit. Those below that level, if receiving an allocation, may exercise the options listed below:</p> <ul style="list-style-type: none"> <li>a) transfer the allocation in accordance with policies in Goal #3 of this Subelement.</li> <li>b) relinquish the allocation and wait for the level to drop to include the parcel within the top rank.</li> <li>c) transfer other development rights as permitted elsewhere in the Plan.</li> </ul> <p>5) The numerical level defining the top rank for any jurisdiction shall be lowered on an annual basis by the number of allocations utilized in that jurisdiction during the previous year, provided that:</p> <ul style="list-style-type: none"> <li>a) all parcels included in the top rank are otherwise eligible for development under the applicable state water quality management plans for the Lake Tahoe Basin and other legal limitations;</li> <li>b) a monitoring program for that jurisdiction is in place in accordance with the Monitoring and Evaluation Subelement;</li> <li>c) demonstrable progress is being made on capital improvement programs for water quality within that jurisdiction (see Monitoring and Evaluation Subelement);</li> <li>d) there is a satisfactory rate of reduction in the inventory of vacant sensitive parcels. The IPES line shall not move down in any jurisdiction unless the number of parcels below the</li> </ul>			

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							<p>IPES line in that jurisdiction compared to the number that were deemed sensitive on January 1, 1986, does not exceed the following percentages.</p> <p>El Dorado 20 percent  Placer 20 percent  Douglas 33 percent  Washoe 33 percent</p> <p>e) the level of compliance with conditions of project approvals within that jurisdiction is satisfactory;</p> <p>6) Where an allocating authority does not use a random allocation system for IPES allocations after December 31, 1988, its allocations to parcels which are ranked below the line existing on January 1, 1989 may not exceed the number of allocations which would otherwise occur if chosen by a random system.</p> <p>7) Allowable land coverage for parcels evaluated under IPES shall be a function of the parcel's IPES rating as set forth in Goal #3, Policy 1.C. of the Land Use Subelement.</p>			

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1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.2 THRU DECEMBER 31, 1988, UNTIL THE INDIVIDUAL PARCEL EVALUATION SYSTEM IS IMPLEMENTED, AN INTERIM SYSTEM SHALL BE UTILIZED FOR REVIEW OF VACANT RESIDENTIAL PARCELS, SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL #2, POLICY 2 OF THIS SUBELEMENT.	NONE	D	Interim allocation system referenced in the Policy DI1.2 has expired.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.3 TO APPROVE A PROJECT ON A PARCEL RATED AND RANKED BY IPES THE PARCEL MUST BE SERVED BY PAVED ROAD, WATER SERVICE, SEWER SERVICE AND ELECTRIC UTILITY. ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF	PR-2.2 TO APPROVE A PROJECT ON A PARCEL RATED AND RANKED BY IPES THE PARCEL MUST BE SERVED BY PAVED ROAD, WATER SERVICE, SEWER SERVICE AND ELECTRIC UTILITY AND HAVE ADEQUATE FIRE FLOW. ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF THE PAVED ROAD CRITERIA.	A	Policy is re-numbered and amended to include an adequate fire flow criteria.	Existing Implementation measures

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						THE PAVED ROAD CRITERIA.				
1.13.2 PR & IS/J. Hitchcock	NONE	D12 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	PR-3 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	U	Goal is re-numbered	DI2.1 IN 1992 AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	PR-3.1 UPON ADOPTION OF THIS PLAN AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES	A	Policy is re-numbered and amended for clarity.	Existing Implementation measures

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.2 A MAXIMUM OF 2,000 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE FIRST SIX YEARS OF THE PLAN, EXCEPT THAT THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEM	PR-3.2 A MAXIMUM OF 2,600 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION UNDER THIS PLAN PLAN, EXCEPT THAT THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEM. DEVELOPMENT OF ADDITIONAL RESIDENTIAL UNITS SHALL BE ALLOCATED AS FOLLOWS: A. A maximum of 1,000 additional residential units may be authorized to receive permits for construction during the first five years of the plan. The allocations assigned yearly to each jurisdiction shall be linked to the local jurisdiction's performance on 1) permit compliance, 2) implementation of water quality improvement projects that contribute to achieving TMDL targets, and 3) Monitoring. Any unused allocations shall be assigned to the allocation pool administered by TRPA. The maximum annual allocation shall not exceed 200 units.	A	Policy is re-numbered and amended to reflect the release of new residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.	PR.IMP-8 • Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes: * 10% of annual allocations would be reserved for a Resident Occupancy Program. * Approximately 2,600 new residential allocations would be made available. PR.IMP-9 • Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be available only in districts designated as PTOD areas.

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							B. Additional residential allocations may be authorized up to the maximum permitted under this plan after the first five years. The allocations shall be linked to the local jurisdiction's performance on; 1) permit compliance, 2) implementation of water quality improvement projects that contribute to achieving TMDL targets, and 3) Monitoring.			

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.3 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION BONUS UNITS MAY BE PERMITTED. (SEE POLICY 9 FOR 200 ADDITIONAL TOURIST ACCOMMODATION UNIT ALLOCATIONS.) (See Goal #3, of the Development and Implementations Priorities Subelement.)	PR-3.3 A MAXIMUM OF 252 REMAINING TOURIST ACCOMMODATION BONUS UNITS FROM THE 1987 REGIONAL PLAN MAY BE PERMITTED UNDER THIS PLAN. DEVELOPMENT OF ADDITIONAL TOURIST ACCOMMODATION UNITS SHALL BE ALLOCATED AS FOLLOWS: A. The allocations may be used for Special Projects or in conjunction with a transfer of development pursuant to Goal PR-4, Policy PR-4.2 of this subelement.	D	Policy is re-numbered and amended to reflect the release of new residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.	PR.IMP-10 TAUs. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan. There would be no new TAUs.

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.4 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED. (SEE POLICY 8 FOR ADDITIONAL COMMERCIAL FLOOR AREA ALLOCATIONS.) DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:\	PR-3.4 A MAXIMUM OF 200,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED UNDER THIS PLAN. DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS: The commercial floor area allocation for the Regional Plan shall focus on the implementation of projects listed in the Environmental Improvement Program (EIP), achieving TMDL load reduction targets, promotion of the transfer and rehabilitation of substandard development, and creating compact mixed-use walkable town centers and communities.  A. A maximum of 200,000 of additional commercial floor area may be permitted after adoption of the plan. The release of the commercial floor area shall be linked to the local jurisdiction's performance on 1) permit compliance, 2) implementation of water quality improvement projects that contribute to achieving TMDL targets,	A	Policy is re-numbered and amended to reflect the release of new additional commercial floor area for the updated plan.	PR.IMP-11 • CFA. The CFA remaining in the 1987 Regional Plan (see Alternative 1) would be available plus of 200,000 additional square feet reserved for transfer of development only. CFA would be distributed with incentives as a matching reward to projects proposing transfer of commercial floor area from sensitive lands to districts designated as Town Centers and Tourist Centers. * TMDL Linkage. Distribution of new CFA would be determined by evaluating the success of these implementing strategies and progress toward TMDL interim targets (see also EIP Subelement). * When sufficient progress toward TMDL interim targets is verified, irrevocable commitment projects would be required to be constructed prior to release of CFA.

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							<p>and 3) Monitoring. The commercial floor area shall be assigned as follows; 1) 40,000 square feet shall be retained by TRPA for distribution in conjunction with a transfer of development.</p> <p>B. The term "additional commercial floor area" shall not include tourist accommodation area, or outdoor recreation floor area, or their accessory uses, as defined by ordinance. Additional commercial floor area shall not include area added in minor remodeling of existing commercial facilities so long as no change in use occurs, there is no added traffic as a result, the increase is no more than 500 square feet or five percent of the existing facility, whichever is less, and the appropriate coverage rules apply. The exception for minor remodeling is limited to one project for a facility in a ten year period.</p> <p>C. Structures housing gaming shall be considered separately under the provisions set forth in the compact.</p>			

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1.13.2 PR & IS/J. Hitchcock	NONE	D12	PR-3	U	Goal is re-numbered	DI2.5 THE DEVELOPMENT OF ADDITIONAL OUTDOOR RECREATIONAL USES SHALL BE PURSUANT TO SHORT- AND LONG-RANGE PROGRAMS. CRITERIA FOR INCLUSION IN THESE PROGRAMS SHALL BE DEVELOPED BY ORDINANCE.	SAME, RE-NUMBERED TO POLICY PR-3.5	U	N/A	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	D12	PR-3	U	Goal is re-numbered	DI2.6 A MAXIMUM OF 1,500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1992 THROUGH 1996, INCLUSIVE. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT.	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.7 A MAXIMUM OF 1500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1997 THROUGH 2001. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. UNUSED ALLOCATIONS FROM 1996 AND PRIOR YEARS SHALL NOT BE REISSUED TO THE LOCAL JURISDICTIONS. THE ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>QUALITY IMPROVEMENTS, AND MONITORING. UNUSED ALLOCATIONS FROM 1997 AND LATER YEARS SHALL BE ASSIGNED TO AN ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO REWARD A JURISDICTION'S GOOD PERFORMANCE AND TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE ALLOCATION</p>				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						POOL ADMINISTERED BY TRPA.				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.8 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED AFTER 1997. DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:	NONE	D	Policy has expired. See new Policy PR-3.4 for updated allocation schedule.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.9 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL	NONE	D	Policy has expired. See new Policy PR-3.3 for updated allocation schedule.	N/A

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.10 A MAXIMUM OF 1475 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 2002 THROUGH 2006. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE ASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. ALL UNALLOCATED OR DEDUCTED ALLOCATIONS SHALL NOT BE PLACED INTO THE ALLOCATION POOL. THE ALLOCATIONS ASSIGNED YEARLY TO EACH	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY EIP IMPROVEMENTS, AND MONITORING AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED</p>				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						BY TRPA.				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.11 FROM JANUARY 1, 2007, THE MAXIMUM ADDITIONAL RESIDENTIAL UNITS THAT MAY BE AUTHORIZED IS EQUAL TO THE NUMBER OF UNITS IN THE ALLOCATION POOL CARRIED OVER FROM 2006 PLUS THE 236 UNUSED PRIOR TO 1996 ALLOCATIONS THAT SHALL BE ADDED TO THE POOL. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE REASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION, APPLICANTS FOR MODERATE HOUSING UNITS UNDER THE MODERATE HOUSING PROGRAM TO RECEIVE ALLOCATIONS, AND FOR LOCAL JURISDICTIONS TO EARN ALLOCATIONS FOR ANNUAL DISTRIBUTION. ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATIO N OF WATER QUALITY AND AIR QUALITY IMPROVEMENTS AND MONITORING, AND INCREASED</p>				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						TRANSIT OPERATIONS. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR FOR LOCAL JURISDICTIONS SHALL NOT EXCEED THE FOLLOWING:				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	PR-4 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	U	Goal is re-numbered	DI3.1 TRANSFERS OF RESIDENTIAL DEVELOPMENT RIGHTS TO PARCELS IN AREAS DESIGNATED AS RECEIVING AREAS IN PLAN AREA STATEMENTS MAY BE PERMITTED. THE NUMBER OF DEVELOPMENT RIGHTS THAT MAY BE TRANSFERRED IS LIMITED TO ONE UNIT FOR UNDEVELOPED PARCELS, OR TO THE NUMBER OF RESIDENTIAL UNITS EXISTING ON A DEVELOPED PARCEL. A. Residential development rights may be transferred with approval of TRPA. Residential development rights transferred from undeveloped parcels may only be exercised on a receiving parcel, upon receiving a	PR-4.1 TRANSFERS OF RESIDENTIAL DEVELOPMENT RIGHTS TO PARCELS IN AREAS DESIGNATED AS RECEIVING AREAS IN PLAN AREA STATEMENTS MAY BE PERMITTED. THE NUMBER OF DEVELOPMENT RIGHTS THAT MAY BE TRANSFERRED IS LIMITED TO ONE UNIT FOR UNDEVELOPED PARCELS, OR TO THE NUMBER OF RESIDENTIAL UNITS EXISTING ON A DEVELOPED PARCEL. A. Residential development rights may be transferred with approval of TRPA. Residential development rights transferred from undeveloped parcels may only be exercised on a receiving parcel, upon receiving a residential allocation in accordance with the provisions regarding those allocations. B. As provided in Goal PR-3 of this subelement and Goal LU-2 of the Land Use Subelement, up to 1000 bonus units may be granted to parcels for multi-residential units in conjunction with transfer of	A	Policy re-numbered and amended for consistency with updated allocations numbers.	Existing Implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						residential allocation in accordance with the provisions regarding those allocations. B. As provided in Goal #2 of this subelement and Goal #2 of the Land Use Subelement, up to 1,400 bonus units may be granted to parcels for multi-residential units in conjunction with transfer of development rights from other parcels or other agency incentive programs. Ordinances shall establish detailed provisions which shall provide for bonuses of varying amounts in relation to a right transferred or implementation of an agency incentive program, depending on the public benefits being provided by the project. More bonuses shall be granted for projects within community plans than for those outside CPs.	development rights from other parcels or other agency incentive programs. Ordinances shall establish detailed provisions which shall provide for bonuses of varying amounts in relation to a right transferred or implementation of an agency incentive program, depending on the public benefits being provided by the project. More bonuses shall be granted for projects within designated nodes and community plans than for those outside CPs. Other benefits to consider shall include the extent of coverage planned, transportation improvements, water quality improvements, and scenic improvements. More bonuses shall be granted for projects designed to house local residents at median income or below.			

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						Other benefits to consider shall include the extent of coverage planned, transportation improvements, water quality improvements, and scenic improvements. More bonuses shall be granted for projects designed to house local residents at median income or below.				

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.2 TRANSFERS OF EXISTING TOURIST ACCOMMODATION UNITS INTO DESIGNATED AREAS MAY BE PERMITTED. A. Existing tourist accommodation units may be transferred to designated areas, in conjunction with TRPA approval of a project. The buildings shall be removed and the site restored, except in special circumstances of public benefits as set forth by ordinance. B. §As provided in Goal #2 of this subelement and Goal #2 of the land Use Subelement, up to 400 additional units may be granted as bonus units in conjunction with transfer of development. Ordinances shall establish detailed provisions which shall allow bonuses of varying amounts	PR-4.2 TRANSFERS OF EXISTING TOURIST ACCOMMODATION UNITS INTO DESIGNATED AREAS MAY BE PERMITTED. A. Existing tourist accommodation units may be transferred to designated areas, in conjunction with TRPA approval of a project. The buildings shall be removed and the site restored, except in special circumstances of public benefits as set forth by ordinance. B. As provided in Goal PR-3 of this subelement and Goal LU-2 of the land Use Subelement, up to 200 additional units may be granted as bonus units in the first ten years of the plan in conjunction with transfer of development. Ordinances shall establish detailed provisions which shall allow bonuses of varying amounts in relation to a unit transferred, depending on the public benefits being provided by the project. No bonuses shall be allowed for projects outside adopted CPs. Benefits to consider shall include extent of coverage planned,	A	Poilyc re-numbered and amended for clarity.	Existing Implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						in relation to a unit transferred, depending on the public benefits being provided by the project. No bonuses shall be allowed for projects outside adopted CPs. Benefits to consider shall include extent of coverage planned, transportation improvements, water quality improvements, scenic improvements, and accessory services provided.	transportation improvements, water quality improvements, scenic improvements, and accessory services provided.			

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.3 LAND COVERAGE MAY BE TRANSFERRED AS SET FORTH IN GOAL #3, POLICY 2, OF THE LAND USE SUBELEMENT, WITHIN THE RELATED HYDROLOGIC AREA, PROVIDED THE COVERAGE LIMITS SET FORTH IN THE LAND USE SUBELEMENT ARE NOT EXCEEDED. The transfer of land coverage may be implemented by parcel consolidation, parcel retirement, land coverage banking systems or other mechanisms approved by the TRPA. A. Coverage utilized as mitigation for excess coverage on commercial and tourist accommodation projects shall be existing hard coverage as	PR-4.3 LAND COVERAGE MAY BE TRANSFERRED AS SET FORTH IN GOAL LU-4, POLICY LU-4.2, OF THE LAND USE SUBELEMENT, WITHIN THE RELATED HYDROLOGIC AREA, PROVIDED THE COVERAGE LIMITS SET FORTH IN THE LAND USE SUBELEMENT ARE NOT EXCEEDED. The transfer of land coverage may be implemented by parcel consolidation, parcel retirement, land coverage banking systems or other mechanisms approved by the TRPA. A. Coverage utilized as mitigation for excess coverage on commercial and tourist accommodation projects shall be existing hard coverage as defined by ordinance, except where the Governing Board finds that there is an inadequate supply of hard coverage at a reasonable cost in the related hydrologic area. In that event, the Board may authorize an increase in the supply of coverage for transfer in the following order of priority: (1) including existing soft coverage or disturbed	A	Policy re-numbered and amended for clarity.	Existing Implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>defined by ordinance, except where the Governing Board finds that there is an inadequate supply of hard coverage at a reasonable cost in the related hydrologic area. In that event, the Board may authorize an increase in the supply of coverage for transfer in the following order of priority: (1) including existing soft coverage or disturbed areas within the definition of coverage; (2) including potential coverage; and (3) redefining the hydrologic boundaries in that area. Potential coverage shall be defined as base coverage.</p> <p>B. Coverage transferred or used as mitigation to accommodate residential projects, outdoor recreation projects, public service projects, regional public</p>	<p>areas within the definition of coverage; (2) including potential coverage; and (3) redefining the hydrologic boundaries in that area. Potential coverage shall be defined as base coverage.</p> <p>B. Coverage transferred or used as mitigation to accommodate residential projects, outdoor recreation projects, public service projects, regional public facilities, and public health and safety facilities may be either existing or potential coverage. Potential coverage shall be defined as base coverage.</p> <p>C. Linear public facilities projects, when transferring or mitigating coverage over base coverage, shall have the option of transferring hard or soft coverage in accordance with these provisions.</p> <p>D. TRPA, in cooperation with other agencies, shall establish a land coverage banking system. TRPA, to the extent possible, shall utilize a land coverage banking system to facilitate the elimination of excess land coverage and to provide transfer mechanisms. TRPA shall certify appropriate entities to acquire land coverage and implement restoration programs pursuant to this</p>			

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>facilities, and public health and safety facilities may be either existing or potential coverage. Potential coverage shall be defined as base coverage.</p> <p>C. Linear public facilities projects, when transferring or mitigating coverage over base coverage, shall have the option of transferring hard or soft coverage in accordance with these provisions.</p> <p>D. TRPA, in cooperation with other agencies, shall establish a land coverage banking system. TRPA, to the extent possible, shall utilize a land coverage banking system to facilitate the elimination of excess land coverage and to provide transfer mechanisms. TRPA shall certify appropriate entities to acquire land coverage and implement restoration</p>	<p>policy.</p> <p>E. Coverage transfers shall be at a ratio of 1:1 or greater. Each square foot of coverage added by transfer shall require removal of one square foot of coverage, except for the special provision for additional commercial coverage over 50 percent, as set forth in the Land Use Subelement Goal LU-3, Policy LU-4.2.B and other ratios as set by this plan.</p> <p>F. Coverage transferred for a single-family house shall be from a parcel equal to, or more environmentally sensitive than, the receiving parcel.</p> <p>G. In the case of individual parcels containing a stream environment zone (SEZ), the amount of coverage attributable to the SEZ portion of the parcel may be transferred to the non-SEZ portion of the parcel or may be utilized in the SEZ pursuant to the access provision set forth in the Stream Environment Zone Subelement.</p>			

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
						<p>programs pursuant to this policy.</p> <p>E. Coverage transfers shall be at a ration of 1:1 or greater. Each square foot of coverage added by transfer shall require removal of one square foot of coverage, except for the special provision for additional commercial coverage over 50 percent, as set forth in the Land Use Subelement Goal #3, Policy 2.B and other rations as set by this plan.</p> <p>F. Coverage transferred for a single-family house shall be from a parcel equal to, or more environmentally sensitive than, the receiving parcel.</p> <p>G. In the case of individual parcels containing a stream environment zone (SEZ), the amount of coverage attributable to the SEZ portion of the parcel may be transferred to the</p>				

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						non-SEZ portion of the parcel or may be utilized in the SEZ pursuant to the access provision set forth in Goal #1, Policy 5, of the Stream Environment Zone Subelement.				

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.4 THE RESIDENTIAL PERMIT ALLOCATION SYSTEM SHALL PERMIT THE TRANSFER OF BUILDING ALLOCATIONS FROM PARCELS LOCATED ON SENSITIVE LANDS TO MORE SUITABLE PARCELS. As part of the permit allocation system, TRPA shall permit the transfer of building allocations from parcels in stream environment zones, Land Capability Districts 1-3, lands determined to be sensitive under IPES, or Class 1-4 shorezones, to parcels outside of these areas. However, no allocations shall be transferred to any parcel that is below the level defining the IPES top rank on January 1, 1989 unless the number of vacant parcels in	SAME RE-NUMBERED TO POLICY PR-4.4	A	Policy re-numbered	Existing Implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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						the top rank is less than one-half the total inventory in that jurisdiction. Recipients of allocations may transfer across jurisdictional boundaries so long as the jurisdiction to which allocations are transferred has capacity to serve the additional development, both jurisdictions approve the transfer, and the receiving parcel is in land capability districts 4-7 or has an IPES rating above the January, 1989 level. Such inter-jurisdictional transfers shall be counted against the number of permits allocated to the jurisdiction from which the allocations are transferred.				

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1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.5 BEFORE TRANSFER OF ANY DEVELOPMENT RIGHT OR LAND COVERAGE UNDER THIS GOAL IS EFFECTIVE, THE TRANSFEROR LOT SHALL BE APPROPRIATELY RESTRICTED OR RETIRED. IN THE CASE WHERE AN ALLOCATION HAS BEEN TRANSFERRED, OR ALL THE DEVELOPMENT RIGHTS OR COVERAGE HAS BEEN TRANSFERRED OFF A PARCEL DEEMED INAPPROPRIATE FOR FUTURE DEVELOPMENT, THE ENTIRE PARCEL SHALL BE RETIRED. In restricting or retiring a parcel, the implementing ordinances shall consider the retirement of all bonded indebtedness, site	SAME RE-NUMBERED TO POLICY PR-4.5	A	Policy re-numbered	Existing Implementation measures

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						restoration, removal of future development potential, disclosure statements, public notice or recordation, and other requirements TRPA deems necessary. All transfers shall be approved by the affected jurisdictions.				

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1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.6 TRANSFERS OF DEVELOPMENT RIGHTS, OTHER THAN LAND COVERAGE, SHALL BE LIMITED TO EQUIVALENT USES WITH NO INCREASE IN THE PARAMETERS BY WHICH THE USES ARE MEASURED BY THIS PLAN (E.G., FLOOR AREA, UNITS, PAOT). EQUIVALENT USES SHALL BE DEFINED BY ORDINANCE. DEVELOPMENT IMPACTS DUE TO THE RESULTING PROJECTS SHALL BE ADDRESSED AS PART OF THE PROJECT REVIEW PROCESS.	SAME, RE-NUMBERED TO POLICY PR-4.6	A	Policy re-numbered	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL	A	Goal is broadened to address all environmental threhsold impacts.	NONE	PR-5.1 ALL PROJECTS WILL COMPLETELY OFFSET THEIR ENVIRONMENTAL THRESHOLD IMPACTS.	N	New policy proposed to require projects to address all impacts to thresholds and not just air quality and water quality.	Existing Implementation measures

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchang ed	Policy Rationale	Implementation Measures
		IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	IMPACTS							
1.13.2 PR & IS/J. Hitchcock	NONE	DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threhsold impacts.	DI4.1 NEW RESIDENTIAL, COMMERCIAL, AND PUBLIC PROJECTS SHALL COMPLETELY OFFSET THEIR WATER QUALITY IMPACTS THROUGH ONE OF THE FOLLOWING METHODS: A. Implementing off-site erosion and runoff control projects as a condition of project approval and subject to	PR-5.2 NEW RESIDENTIAL, COMMERCIAL, TOURIST AND PUBLIC PROJECTS WILL COMPLETELY OFFSET THEIR WATER QUALITY IMPACTS THROUGH ONE OF THE FOLLOWING METHODS: A. Implementing off-site erosion and runoff control projects as a condition of project approval and subject to Agency concurrence as to effectiveness, or B. Contributing to a fund established by the Agency for implementing off-site erosion and runoff control projects. The amount of such contributions is established by Agency ordinance. This policy continues the water quality mitigation funds established as part of TRPA's Lake Tahoe Basin Water Quality Management Plan. The fee schedules and distribution formula shall be reviewed and revised as part of the Agency's implementing ordinances and programs.	A	Amended policy adds tourist projects to also offset their water quality impacts.	Existing Implementation measures

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.2 PR & IS/J. Hitchcock	NONE	D14	PR-5	A	Goal is broadened to address all environmental threhsold impacts.	DI4.2 ALL PROJECTS SHALL OFFSET THE TRANSPORTATIO N AND AIR QUALITY IMPACTS OF THEIR DEVELOPMENT.	PR-53 ALL PROJECTS WILL OFFSET THE TRANSPORTATION IMPACTS OF THEIR DEVELOPMENT., A. Implementing off-site air quality control projects as a condition of project approval and subject to verification and TRPA concurrence as to effectiveness, or B. Contributing to a fund established and approved by the TRPA for implementing off-site air quality improvement projects. The amount of such contributions is established by Agency ordinance based on actual costs for air quality mitigation.	A	Amended for clarity.	Existing Implementation measures
<b>Alternative 4 -- ENVIRONMENTAL IMPROVEMENT</b>										

## Alternative 4 Summary Matrix of Goals, Policies, and Implementation Strategies

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1 IN CONSULTATON WITH EIP PARTNER AGENCIES, DEVELOP PROGAM AREAS AND FIVE-YEAR PROJECT LISTS AIMED AT MAKING SUBSTNATIAL PROGRESSS TOWARD ACHIEVING, AND MAINTAINING, THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND IMPLEMENTING COMPACT TRANSPORTATION REQUIREMENTS .	N	Establishes purpose and core content of EIP	NONE	EI-1.1 THE EIP WILL BE DEVELOPED, UPDATED AND MANAGED AS REGIONAL PLAN IMPLEMENTATION STRATEGY	N	Identifes EIP as an implementation strategy of the Regional Plan.	
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.2 THE EIP SHALL CONTAIN THE FOLLOWING MINIMUM PROGRAM AREAS: 1) WATERSHEDS, HABITAT & WATER QUALITY, 2) FOREST MANAGEMENT, 3) AIR QUALITY AND TRANSPORTATION, 4) RECREATION AND SCENIC RESOURCES, 5) APPLIED SCIENCE AND 6) PROGRAM ADMINISTRATION	N	Policy identifies program areas of EIP	EI.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP.

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.3 PROGRAM AREAS SHALL INCLUDE PROGRAM DESCRIPTIONS, PROGRAMMATIC TARGETS AND 10-YEAR FUNDING TARGETS.	N	Defines content of program areas	EI.IMP-1
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.4 A FIVE YEAR LIST OF PRIORITY PROJECTS CONSITANT WITH PROGRAM AREAS WILL BE DEVELOPED AND UPDATED ANNUALLY	N	Establishes nexus between program areas and project list and requires the "list" which is the specific actions or implementation measures to be taken	EI.IMP-1
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-1	N	Establishes purpose and core content of EIP	NONE	EI-1.5 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES TO DEVELOP PRIORITY PROJECTS CONSISTENT WITH THE EIP.	N	This policy was previously located in the Financing subelement (Goal 2, Policy 1) and has been updated to reflect the EIP (as opposed to CIP) and moved to the "EIP" section since the policy relates to development of the EIP project list.	EI.IMP-1

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1.13.3 EIP/P. Nielsen	NONE	F1 IN COOPERATION WITH OTHER AGENCIES, PROVIDE FUNDS TO CARRY OUT THE CAPITAL IMPROVEMENTS PROGRAM AND OTHER PROGRAMS OF THE REGIONAL PLAN, PROVIDE FOR REVENUE SOURCES THAT DISTRIBUTE COSTS EQUITABLY AMONG THE USERS OF THE BASIN, MEET PERFORMANCE OBJECTIVES, AND ATTAIN ENVIRONMENTAL THRESHOLDS.	EI-2: SUPPORT THE ENVIRONMENTAL IMPROVEMENT PROGRAM, AND OTHER PROGRAMS OF THE REGIONAL PLAN, BY IDENTIFYING A DIVERSITY OF FUNDING SOURCES AND ASSISTING IN THEIR DEVELOPMENT.	A	Goal is changed to reference EIP as opposed to CIP	F1-1 TRPA SHALL DEVELOP AND CARRY OUT FINANCIAL PROGRAMS TO PROVIDE THE FUNDING NECESSARY TO IMPLEMENT THE CAPITAL IMPROVEMENTS PROGRAM FOR WATER QUALITY AND TRANSPORTATION.	EI-2.1 TRPA SHALL DEVELOP AND CARRY OUT FINANCIAL PROGRAMS TO PROVIDE THE FUNDING NECESSARY TO ASSIST IN THE IMPLEMENTATION OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM.	A	Deleted reference to "capital improvement program for water quality and transportation" in order to recognize need to fund all aspects of the EIP. Chaged policy to state that financial programs would be developed provide funding to implement CIP to "asssit in the implementation." Previous policy seemed to impley that TRPA would develop finanacial programs to provide funding to implement the entire EIP.	EI.IMP-1
1.13.3 EIP/P. Nielsen	NONE	F1	EI-2	A	Goal is changed to reference EIP as opposed to CIP	F2-2 FINANCIAL PROGRAMS SHALL PROVIDE FOR AN EQUITABLE DISTRIBUTION OF COSTS AMONG	EI-2-2 FINANCIAL PROGRAMS SHALL PROVIDE FOR AN EQUITABLE DISTRIBUTION OF COSTS AMONG GOVERNMENTAL ENTITIES AND BASIN	U		EI.IMP-1

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						GOVERNMENTAL ENTITIES AND BASIN USER GROUPS.	USER GROUPS.			
1.13.3 EIP/P. Nielsen	NONE	F1	EI-2	A	Goal is changed to reference EIP as opposed to CIP	NONE	EI-2.3 DEVELOP A FINANCE PLAN WHICH SUMMARIZES PROGRAM FINANCIAL NEEDS, ESTABLISHES FUNDING SECTOR SHARES (I.E. FEDERAL, STATE LOCAL, PRIVATE) IDENTIFIES DEXISTING AND POTENTIAL SOURCES OF FUNDS FOR THE PROGRAM, DETERMINES FUNDING GAPS, AND DEVELOPES A PROJECTION OF REVENUES NEEDED TO FUND ACTION PRIORITIES.	N	Establishes requirement to prepare a finance plan	EI.IMP-1

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1.13.3 EIP/P. Nielsen	NONE	F2 COORDINATE THE REVENUE PROGRAM FOR IMPLEMENTATION OF THE REGIONAL PLAN WITH OTHER RESPONSIBLE AGENCIES; DIRECT THE UTILIZATION OF REGIONAL REVENUES TO SOLVE HIGH-PRIORITY WATER QUALITY AND TRANSPORTATION PROBLEMS.	EI-3 COORDINATE THE REVENUE PROGRAM FOR IMPLEMENTATION OF THE REGIONAL PLAN WITH OTHER RESPONSIBLE AGENCIES; ASSIST IN DIRECTING THE UTILIZATION OF REGIONAL REVENUES TO IMPLEMENT THE ENVIRONMENTAL IMPROVEMENT PROGRAM.	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-1 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES AND ESTABLISH REGIONAL WATER QUALITY AND TRANSPORTATION PROJECT PRIORITIES CONSISTENT WITH THE REGIONAL PLAN.	See Policy EI-1.5	A	Modified and moved to "Environmental Improvement Program" section (See Policy RS 1.5)	EI.IMP-1
1.13.3 EIP/P. Nielsen	NONE	F2	EI-3	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-2 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES IN THE DEVELOPMENT AND IMPLEMENTATION OF LONG-TERM REVENUE PROGRAMS, TO AVOID DUPLICATION OF EFFORT, AND TO IMPROVE THE EFFICIENCY OF CAPITAL PROGRAMS.	EI-3.1 THE AGENCY SHALL CONSULT WITH OTHER RESPONSIBLE AGENCIES IN THE DEVELOPMENT AND IMPLEMENTATION OF REVENUE PROGRAMS, TO AVOID DUPLICATION OF EFFORT, AND TO IMPROVE THE EFFICIENCY OF ENVIRONMENTAL IMPROVEMENT PROGRAM	A	Updated to acknowledge EIP which did not exist when original policies were developed.	EI.IMP-1

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1.13.3 EIP/P. Nielsen	NONE	F2	EI-3	A	Requires that regional revenue sources be focused on implementing the whole EIP as opposed to focusing funds on just water quality and transportation. EIP did not exist at the time this policy was written.	F2-3 REGIONAL REVENUE SOURCES SHALL BE APPLIED TO HIGH-PRIORITY CAPITAL IMPROVEMENTS THROUGHOUT THE REGION.	EI-3.2 REGIONAL REVENUE SOURCES SHALL BE APPLIED TO HIGH-PRIORITY EIP PROJECTS THROUGHOUT THE REGION.	A	Updated to acknowledge EIP which did not exist when original policies were developed.	
1.13.3 EIP/P. Nielsen	NONE	F3 THROUGH A CAPITAL IMPROVEMENTS PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MONITORING AND EVALUATION SUBELEMENT FOR REDUCTIONS IN LOADS OF DISSOLVED INORGANIC NITROGEN TO LAKE TAHOE AND RESTORATION OF SEZS.	EI-4 THROUGH THE ENVIRONMENTAL IMPROVEMENT PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MONITORING AND EVALUATION SUBELEMENT TO ACHIEVE SUBSTANTIAL PROGRESS TOWARD THRESHOLD ATTAINMENT.	A	Recognizes the goal of the EIP to help meet performance targets for all thresholds	F3-1 LOCAL UNITS OF GOVERNMENT, STATE TRANSPORTATION DEPARTMENTS, AND OTHER AGENCIES SHALL BE RESPONSIBLE FOR CARRYING OUT CAPITAL IMPROVEMENTS FOR WATER QUALITY, WITH OVERSIGHT BY TRPA. FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES SHALL BE MADE AVAILABLE TO LOCAL	EI-4.1 LOCAL UNITS OF GOVERNMENT, STATE AND FEDERAL AGENCIES AND PRIVATE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CARRYING OUT CAPITAL PROJECTS IDENTIFIED IN THE EIP, WITH OVERSIGHT BY TRPA. FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES SHALL BE MADE AVAILABLE TO LOCAL GOVERNMENTS.	A	Inserted "Federal agencies" and "private property owners" to recognize their role in implementing the EIP.	Under Alternative 4, Implementation Measures related to capital regional revenue generation would be eliminated, and funding for EIP would be primarily a federal, state, and private responsibility. Local jurisdictions would focus available resource on operation and maintaining EIP projects over the long term to maintain their effectiveness. Area-wide treatment systems would need to be fully constructed before allocation of new development or

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						GOVERNMENTS.				allowance of transfers. See Institutional and Performance Review and Implementation Scheduling Subelements for implementation measure.
1.13.3 EIP/P. Nielsen	NONE	F3	EI-4	A	Recognizes the goal of the EIP to help meet performance targets for all thresholds	F3-2 LOCAL UNITS OF GOVERNMENT AND STATE TRANSPORTATION DEPARTMENTS SHALL GENERALLY OBSERVE THE WATER QUALITY PRIORITIES SET FORTH IN THE CAPITAL IMPROVEMENTS PROGRAM TO ENSURE THAT CAPITAL IMPROVEMENTS AND AVAILABLE REVENUES ARE CONSISTENT.	EI-4.2 LOCAL UNITS OF GOVERNMENT, STATE AND FEDERAL AGENCIES AND PRIVATE PROPERTY OWNERS SHALL OBSERVE THE PRIORITIES SET FORTH IN THE ENVIRONMENTAL IMPROVEMENT PROGRAM TO ENSURE THAT CAPITAL IMPROVEMENTS AND AVAILABLE REVENUES ARE CONSISTENT.	A	Deleted the word "generally" to ensure fundng is focused on the prioritities of the EIP instead of "generally focused." Inserted "Federal agencies" and "private property owners" to recognize their role in implementing the EIP.	The use of mitigation funds, which are a form of local regional revenue, are implementation measures that are included in other sections of the Code.

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1.13.3 EIP/P. Nielsen	NONE	F3	EI-4	A	Recognizes the goal of the EIP to help meet performance targets for all thresholds	F3-3 ALL CAPITAL IMPROVEMENTS PROJECTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE HANDBOOK OF BEST MANAGEMENT PRACTICES.	DELETED	D	Seems like a random reference to the BMP Hanbook and is more like language that should be in the water quality section of the Code.	Numerous Code provisions (e.g. BMP Retrofit Ordinance, allocation of developmet provisions, etc) result in sector participation in EIP.
1.13.3 EIP/P. Nielsen	NONE	F4 THROUGH A CAPITAL IMPROVEMENTS PROGRAM, MEET THE PERFORMANCE TARGETS IDENTIFIED IN THE MANAGEMENT AND EVALUATION SUBELEMENT FOR REDUCTIONS IN VEHICLE MILES TRAVELLED AND EMISSIONS OF OXIDES OF NITROGEN FOR PHASES I-IV OF THE TRANSPORTATION ELEMENT.	EI-5 THROUGH THE EIP MEET THE TRANSPORTATION GOALS IDENTIFIED IN THE REGIONAL TRANSPORTATION PLAN	A	The RTP includes performance standards for transporation and the TTD role is defined by the associated policies	F4-1 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL BE RESPONSIBLE FOR CARRYING OUT THE TRANSPORTATION PORTION OF THE CAPITAL IMPROVEMENTS PROGRAM, WITH FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES, AND WITH THE OVERSIGHT OF TRPA.	EI-4.1 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL BE RESPONSIBLE FOR CARRYING OUT THE TRANSPORTATION PORTION OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM, WITH FUNDING ASSISTANCE FROM REGIONAL REVENUE SOURCES, AND WITH THE OVERSIGHT OF TRPA.	A	Changed CIP to EIP	Numerous Code provisions (e.g. BMP Retrofit Ordinance, allocation of developmet provisions, etc) result in sector participation in EIP.

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1.13.3 EIP/P. Nielsen	NONE	F4	EI-5	A	The RTP includes performance standards for transportation and the TTD role is defined by the associated policies	F4-2 THE TAHOE TRANSPORTATION DISTRICT AND LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT SHALL OBSERVE THE TRANSPORTATION IMPROVEMENT PRIORITIES SET FORTH IN THE CAPITAL IMPROVEMENTS PROGRAM TO ENSURE THE APPROPRIATE PHASING OF IMPROVEMENTS AND THAT CAPITAL IMPROVEMENTS PROGRAMS ARE CONSISTENT WITH AVAILABLE FUNDING.	EI-4.2 THE TAHOE TRANSPORTATION DISTRICT, LOCAL, STATE, AND FEDERAL UNITS OF GOVERNMENT AND PRIVATE ENTITIES SHALL OBSERVE THE TRANSPORTATION IMPROVEMENT PRIORITIES SET FORTH IN THE ENVIRONMENTAL IMPROVEMENT PROGRAM TO ENSURE THE APPROPRIATE PHASING OF IMPROVEMENTS AND THAT CAPITAL IMPROVEMENTS PROGRAMS ARE CONSISTENT WITH AVAILABLE FUNDING.	A	Changed CIP to EIP	
1.13.3 EIP/P. Nielsen	NONE	F5	EI-5		The RTP includes performance standards for transportation and the TTD role is defined by the associated policies	F4-3 TRPA SHALL REVIEW AND APPROVE ALL TRANSPORTATION-RELATED CAPITAL IMPROVEMENTS PROJECTS.	DELETED	D		EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP, including the five-year list of projects which represent the priority projects that are eligible for funding through the use of mitigation

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										fees, SNPLMA, NV Bond, etc. Chapter 4 of the Code specifies the level of review for all activities, including transportation projects. Chapter 5 outlines the environmental documentation requirements for those activities.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-5 CLIMATE CHANGE THE EIP WILL ADDRESS GLOBAL CLIMATE CHANGE WITH THE AIM OF REDUCING GREENHOUSE GAS EMISSIONS	N		NONE	EI-5.1 THE EIP WILL IDENTIFY RESWOURCE MANAGEMENT ACTIVITIES THAT CONTRIBUTE TO THE REDUCTION OF GLOBAL GREENHOUSE GASES AND TRACK REDUCTIONS ANNUALLY.	N		
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-5	N		NONE	EI-5.2 THE EIP WILL DEVELOP AN ADAPTATION STRATEGY TO ENSURE PROJECTS ARE DESIGNED TO BE EFFECTIVE OVER THE LONG TERM IN A CHANGING CLIMATE.	N		

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-5	N		NONE	EI-5.3 THE BEST AVAILABLE SCIENCE WILL BE EMPLOYED TO DESIGN EIP PROJECTS TO ADAPT TO CLIMATE CHANE AND TO BETTER ACCOUNT FOR CARBON SEQUESTRATION RESULTING FROM RESOURCE MANAGEMENT PROJECTS.	N		
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-6 PROGRESS TRACKING DEVELOP A SYSTEM FOR TRACKING PROGRESS OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM	N	Acknowledges need for accountability and program progress	NONE	EI-6.1 EIP PROJECT IMPLEMENTERS AND FUNDING ENTITIES WILL REPORT ANNUALLY TO TRPA ON THE ACCOMPLISHMENTS OF PROGRAM ACCOMPLISHMENTS AND FUNDING EXPENDITURES.	N	Requires implementers to report the required information so annual reporting can occur	Resource managers in the Sierra are not currently changing the way environmental improvement projects are designed due to climate change considerations. Specific implementation measures will be developed in the future if climate change impacts are significant enough to require different approaches to designing and implementing EIP projects.

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-6	N	Acknowledges need for accountability and program progress	NONE	EI-6.2 ANNUAL REPORTING ON PROGRAM PROGRESS SHALL USE A COMMON AND CONSISTENT METHODOLOGY.	N	Identifies need to standardize the reporting approach as opposed to having different processes and products every year	Resource managers in the Sierra are not currently changing the way environmental improvement projects are designed due to climate change considerations. Specific implementation measures will be developed in the future if climate change impacts are significant enough to require different approaches to designing and implementing EIP projects.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-7 ADAPTIVE MANGEMENT USE RESULTS AND RECOMMENDATIO NS FROM SCIENCE AND MONITORING TO INFORM PROGRAM EFFECTIVENESS AND PRIORITIES	N	Establishes goal of having the EIP be a dynamic program that can change priorities and approaches to resource managment issues based on new infomration generated through sound science	NONE	EI-7.1 PROJECT EFFECTIVENESS AND STATUS AND TREND MONITORING SHALL BE INCORPORATED INTO THE EIP	N	Incorporates status and trend monitoring efforts into the EIP as a program element.	Amend Code Chapter 38 (Tracking, Accounting and Banking) to specify the reporting elements of the EIP.

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1.13.3 EIP/P. Nielsen	NONE	NONE	EI-7	N	Establishes goal of having the EIP be a dynamic program that can change priorities and approaches to resource management issues based on new information generated through sound science	NONE	EI-7.2 DEVELOP AN ANNUAL PROCEEDURE THAT ALLOWS EIP SCIENCE PROGAM RESULTS TO INFORM AND GUIDE EIP CAPITAL PROJECT DEVELOPMENT AND IMPLEMENTATION.	N	Requires a process that ensures science results are shared with EIP program managers, partners, implementers and policy makers and used to inform project and program implementation.	Amend Code Chapter 38 (Tracking, Accounting and Banking) to specify the reporting elements of the EIP.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-8 EDUCATION INFORM AND EDUCATE THE PUBLIC ON GOALS AND ACCOMPLISHMENTS OF THE ENVIRONMENTAL IMPROVEMENT PROGRAM	N		NONE	EI-8.1 DEVELOP LEGISLATIVE BRIEFING PACKETS AND AGENDAS AS NEEDED TO DESCRIBE EIP PROGRAM STATE AND FEDERAL LEGISLATIVE NEEDS	N	Establishes education componet of EIP and requires devleopment of legislative agendas that are used to gain support for EIP priorities	EIP.IMP-1 Amend Code Chapter 31 to specify the required programmatic elements of the EIP which includes an Applied Scienc Focus Area that specifies project effectiveness and status and trend monitoring needs.
1.13.3 EIP/P. Nielsen	NONE	NONE	EI-8	N		NONE	EI-8.2 ASSIST EIP PARTNERS IN GAINING SUPPPORT FOR EIP LEGISLATIVE AGENDAS AND LOCAL INITIATIVES	N	Recognizes role of TRPA in gaining support for EIP	Amend Chapter 32 (Regional Plan and Threshold Review) to require the synthesis of relevant scientific project effectiveness monitoring results to inform capital project development.

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<b>Alternative 4 -- EDUCATION AND OUTREACH (same as Alternative 2)</b>										
<b>Alternative 4 -- MONITORING AND EVALUATION (same as Alternative 2)</b>										