

## STAFF REPORT

Date: September 18, 2019  
To: TRPA Governing Board  
From: TRPA Staff  
Subject: Briefing on Annual Local Government Report

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### Summary and Staff Recommendation:

This Local Government Coordination Report (Report) was developed to inform the Governing Board, Advisory Planning Commission, partner agencies, and public on progress being made toward the development, adoption, and implementation of Area Plans and associated permit delegation Memoranda of Understanding (MOU) in the Tahoe Region. In addition, this Report was prepared, pursuant to Tahoe Regional Planning Agency (TRPA) Code, Section 13.8.: *Monitoring, Certification, and Enforcement of Area Plans*, to provide the Governing Board a recommendation to either certify, certify with conditions, or revoke all or part of a permit delegation MOU based on audit results. The City of South Lake Tahoe was the only jurisdiction to have a permit delegation MOU associated with an Area Plan in effect for the entirety of 2018. Pursuant to TRPA Code, Section 13.8.3: *Annual Review*, TRPA audited a sample of permits issued within the City's Area Plans. Based on the information in the Report, TRPA staff recommends that the Governing Board recertify the City of South Lake Tahoe's MOU. The Report is provided as Attachment A.

### Required Motions:

In order to recertify the City of South Lake Tahoe's MOU, the Governing Board must make the following motion based on the staff summary:

- 1) A motion to recertify the City of South Lake Tahoe's MOU.

It is also recommended that the Governing Board make the following motion:

- 2) A motion directing TRPA staff to move forward with implementation of the recommended action items in the Report.

In order for the motions to pass, an affirmative vote of any eight Board members is required.

### Background:

TRPA as a regional agency guides and oversees the implementation of its adopted Regional Plan. Local governments through adopted Area Plans are now playing a key role in meeting local community needs while accomplishing the broader goals for the Tahoe Region. The Regional Plan specifies TRPA will periodically review the implementation of adopted Area Plans and associated permit delegation MOUs for continuing conformance with the Regional Plan. Based on the review, TRPA may then recertify,

recommend adaptive actions to improve Area Plan implementation, or revoke local government Area Plan delegation. The Report gathers the information needed for the Board to consider the review and recertification of adopted local government Area Plans to date and reports the status of other local government planning matters supported by TRPA. Based on experience so far, the Report also reviews and recommends ways to improve coordination between TRPA and local jurisdictions.

Regional Plan Compliance:

Regional Plan Land Use Goals and Policies encourage local jurisdictions to develop area plans and take on additional permitting through MOUs (Regional Plan Goal LU-4 and Policies LU 4.1 – 4.13).

Contact Information:

If you have questions regarding this item, please contact Brandy McMahon, AICP, Local Government Coordinator, at (775) 589-5274 or [bmcMahon@trpa.org](mailto:bmcMahon@trpa.org).

Attachment:

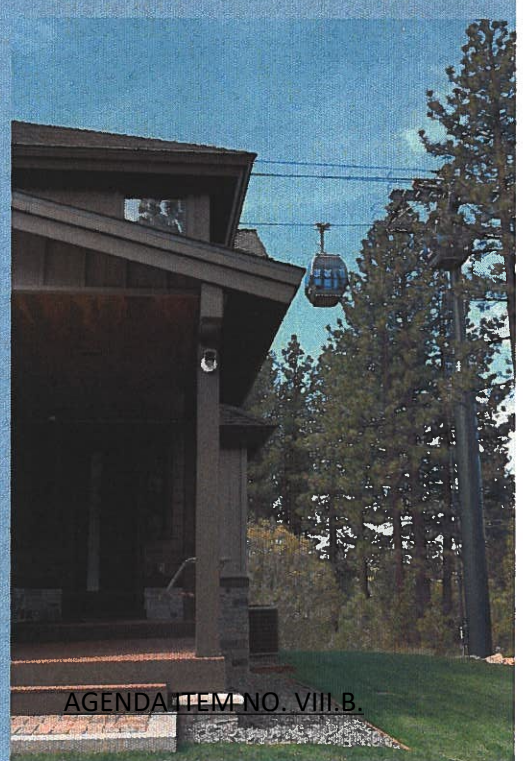
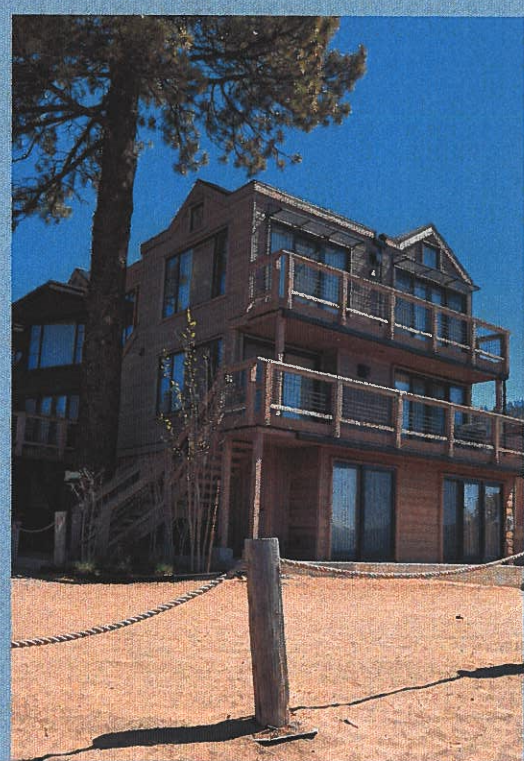
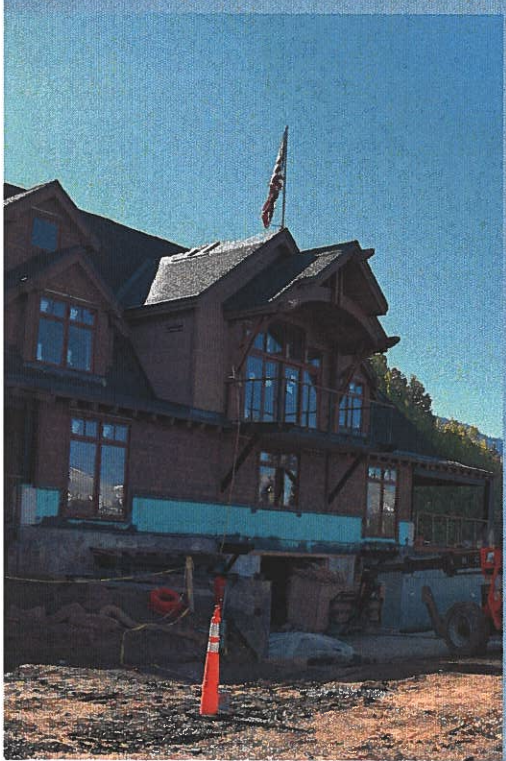
A. Local Government Coordination Report

Attachment A

Local Government Coordination Report



# LOCAL GOVERNMENT COORDINATION REPORT



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# INTRODUCTION

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This Local Government Coordination Report was developed by the Tahoe Regional Planning Agency (TRPA) to inform the Governing Board, Advisory Planning Commission, partner agencies, and public on progress being made toward the development, adoption, and implementation of Area Plans and associated permit delegation Memoranda of Understanding (MOUs) in the Tahoe Region.

# BACKGROUND

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TRPA’s Regional Plan Goals and Policies serve as a guide for future land use decisions within the Tahoe Region. To further the Goals and Policies, the 2012 Regional Plan encourages local jurisdictions to develop Area Plans to supersede and bring current the over 180 Plan Area Statements and Community Plans developed to implement the 1987 Regional Plan. The majority of Community Plans and Plan Area Statements are over 20 years old. The Area Plan process was developed to give local jurisdictions the ability to develop their own sub-regional plans within the “sideboards” established under the Regional Plan, streamline the permitting process, and make further progress towards environmental threshold attainment.

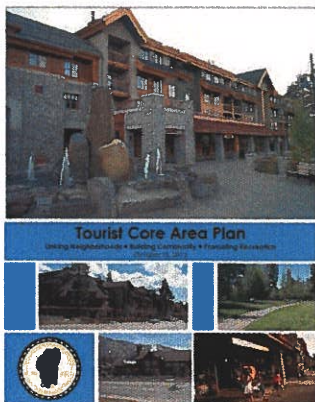
# ADOPTED AREA PLANS

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With the adoption of the Meyers Area Plan in February 2018, there are now five Area Plans, covering 48 thousand acres or 24 percent of the land area of the Tahoe Region and 76 percent of Town Centers. This section includes an overview of Area Plans and associated permit delegation MOUs.

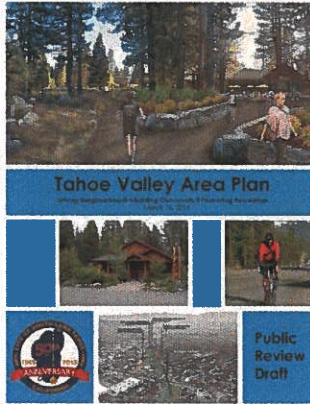
## CITY OF SOUTH LAKE TAHOE, CA

### Tourist Core Area Plan



This Area Plan includes approximately 282 acres located along Highway 50, between Ski Run Boulevard and the state line, in the City of South Lake Tahoe, California. The Governing Board adopted the Tourist Core Area Plan in 2013 and an implementing MOU with the City in December 2014. The MOU covers areas both within and outside of Area Plans in the City of South Lake Tahoe. The MOU took effect in the third quarter of 2015.

### Tahoe Valley Area Plan

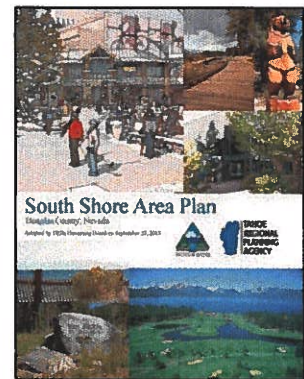


This Area Plan includes 337 acres near the intersection of Highways 50 and 89 (“Y” area) in the City of South Lake Tahoe, California. The Governing Board adopted the Area Plan in July 2015. The City delegation MOU that took effect in 2015 includes the Area Plan.

### DOUGLAS COUNTY, NV

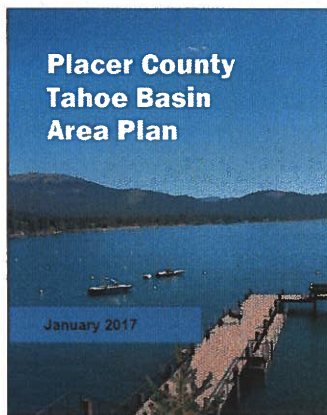
#### South Shore Area Plan

This Area Plan includes approximately 667 acres located along Highway 50, between Kahle Drive and the state line, in Douglas County, Nevada. The Governing Board adopted the Area Plan and an associated MOU in 2013. Due to staffing constraints at the County, the MOU never went into effect.



### PLACER COUNTY, CA

#### Tahoe Basin Area Plan



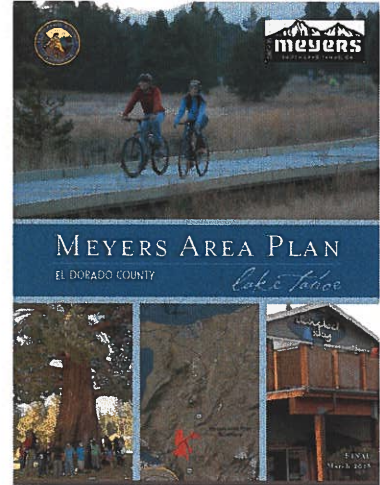
This Area Plan includes all property under the jurisdiction of TRPA in Placer County, California. The Governing Board adopted the Area Plan in February 2017. The Governing Board approved an MOU in October 2017. The MOU includes three phases of permit delegation. The MOU (Phase I & II) went into effect in May 2018.



## EL DORADO COUNTY, CA

### Meyers Area Plan

This Area Plan includes approximately 669 acres in the Meyers community in El Dorado, California. The Governing Board adopted the Area Plan in February 2018. A delegation MOU that covers the Meyers Area Plan and future Area Plans, as well as the rest of El Dorado County in the Tahoe Region, was adopted by the Governing Board in November of 2018. The MOU includes three phases of permit delegation. The County is seeking added delegation, and TRPA expects to authorize additional permitting responsibilities (Phase II) to the County later this year.



## AREA PLANS AND MEMORANDA OF UNDERSTANDING

Area Plans and associated permit delegation MOUs are available on the TRPA website: [www.trpa.org](http://www.trpa.org). A map showing the location of adopted Area Plans and those that are in the process of being developed is provided as Attachment A.

## ANNUAL AREA PLAN PERMITTING ACTIVITY

This section includes an overview of permitting activity from 2016 to 2018, Best Management Practices (BMP) certificates issued, Environmental Improvement Program (EIP) projects in the planning/design, implementation, or completion phase, and other highlights that have occurred within the geographic areas covered by Area Plans.

### CITY OF SOUTH LAKE TAHOE - TOURIST CORE AREA PLAN

During 2018, 10 project applications were submitted to TRPA and 13 project applications were submitted to the City of South Lake Tahoe (CSLT) within the Tourist Core Area Plan. A summary of these applications is shown in Table 1.

**Table 1: Permit Activity within the Geographic Area of the Tourist Core Area Plan, Calendar 2016-2018**

	2016		2017		2018	
	CSLT	TRPA	CSLT	TRPA	CSLT	TRPA
<b>Applications Received<sup>1</sup></b>	<b>17</b>	<b>50</b>	<b>13</b>	<b>32</b>	<b>13</b>	<b>10</b>
Residential Projects <sup>2</sup>	1	9	0	5	0	0
Commercial Projects <sup>2</sup>	6	0	5	0	8	1
Recreation/Public Service Projects <sup>2</sup>	0	0	0	0	0	0
Environmental Improvement Construction Projects	0	0	0	0	0	1
Shorezone/Lakezone Projects <sup>2</sup>	0	1	0	1	0	0
Grading Projects	0	0	0	0	0	1
Verification and Banking <sup>3</sup>	0	25	0	13	0	4
Development Rights Transfers and Conversions	0	11	0	10	0	3
Other <sup>4</sup>	10	4	8	3	5	0

**Notes:**

<sup>1</sup> Does not include Exempt Activities, Qualified Exempt Declarations, Tree Removal Applications, or Administrative Applications.

<sup>2</sup> Includes New Development and Additions/Modifications.

<sup>3</sup> Includes Soils/Hydrology Verifications, IPES Applications, Land Capability Verifications, Land Capability Challenges, Verifications of Coverage, Verifications of Uses, Site Assessments and Standalone Banking Applications.

<sup>4</sup> 'Other' includes Historic Determinations, Lot Line Adjustments, Resource Management, Temporary Activities, Projects, and Structures, Scenic, Underground Tank Removal, Subdivision of Existing Uses, Signs, Allocation Assignments, and other miscellaneous project types.

**Sources:** TRPA Accela Permit Records, Local Jurisdiction Permitting System Data, & Correspondence with Local Jurisdiction Staff.

Since the adoption of the Tourist Core Area Plan, 50 parcels within the Area Plan have received new BMP certificates, including 10 certificates issued to commercial properties, 36 to multi-family residential properties, and four to single-family dwellings. Within the Area Plan a number of EIP projects have also been completed or are underway, such as the El Dorado Beach to Ski Run Boulevard Bike Trail Project. Attachment B includes a comprehensive list of EIP projects in the Area Plan in the planning/design, implementation, or completion phase.

**Area Plan highlights:**

- The City continues to work on the Chateau project (across from the Gondola). The current project includes adding an additional 16 tourist accommodation units above the existing retail area. The next phase of the project includes 60 additional residential units and an underground parking facility.
- The Bijou Market Place (Whole Foods) Project is almost complete. This project included the removal of the old Knights Inn, a new Whole Foods, restaurants, and retail stores, “daylighting” Bijou Creek, and stream environment zone (SEZ) restoration at the intersection of Ski Run and Hwy 50.

- The 20-unit Gondola Vista (under the Gondola) residential project was recently completed.
- The Novus Select building was remodeled on Ski Run.
- A bi-state project, the US 50/South Shore Revitalization Project was approved.
- The Main Street Management Plan to implement the approved US 50/South Shore Revitalization Project is under development.



**Bijou Market Place  
“Whole Foods & SEZ Restoration”**

**CITY OF SOUTH LAKE TAHOE - TAHOE VALLEY AREA PLAN**

During 2018, 29 project applications were submitted to TRPA and 19 project applications were submitted to the City of South Lake Tahoe (CSLT) within the Tahoe Valley Area Plan. A summary of these applications is shown in Table 2.

**Table 2: Permit Activity within the Geographic Area of the Tahoe Valley Area Plan, Calendar 2016-2018**

	2016		2017		2018	
	CSLT	TRPA	CSLT	TRPA	CSLT	TRPA
<b>Applications Received<sup>1</sup></b>	<b>21</b>	<b>23</b>	<b>17</b>	<b>4</b>	<b>19</b>	<b>29</b>
Residential Projects <sup>2</sup>	1	1	0	0	0	0
Commercial Projects <sup>2</sup>	9	1	4	0	5	0
Recreation/Public Service Projects <sup>2</sup>	0	0	0	0	0	0
Environmental Improvement Construction Projects	0	0	0	0	0	0
Shorezone/Lakezone Projects <sup>2</sup>	0	0	0	0	0	0
Grading Projects	0	1	0	0	0	1
Verification and Banking <sup>3</sup>	0	8	0	4	0	25
Development Rights Transfers and Conversions	0	10	0	0	0	2
Other <sup>4</sup>	11	2	13	0	14	1

\*Notes and Sources are shown under Table 1.

Since the adoption of the Tahoe Valley Area Plan, 15 new BMP certificates have been issued, including 13 to commercial properties, one to a multi-family dwelling and one to a single-family dwelling. Within the Area Plan, two EIP projects, the State Route 89 Water Quality Improvement Project ("Y" to Cascade Road), and Upper Truckee Johnson Meadow Acquisition have been completed. The U.S. Highway 50 Water Quality Improvement Project ("Y" to Trout Creek) is currently being implemented, and the Tahoe Valley Greenbelt and Lake Tahoe Boulevard Class 1 Bicycle Trail (Viking Way to South Wye) project is in the planning/design phase. The Tahoe Valley Greenbelt Project will include a comprehensive regional stormwater treatment system. Attachment B includes a comprehensive list of EIP projects in the Area Plan in the planning/design, implementation, or completion phase.

#### Area Plan highlights:

- Blue Granite Climbing Gym was constructed near the "Y".
- A facilities Master Plan for Barton Memorial Hospital was completed and is in the process of being implemented.
- The Center of Excellence at the Barton Memorial Hospital, a 25,000-square foot orthopedic, sports performance, rehabilitation and wellness center, is now open. Mitigation for the project included the retirement of more than 33,600 square feet of land coverage previously removed from an SEZ at the Lake Tahoe Airport.
- The City approved two mixed-use projects near Barton Memorial Hospital.
- "The Factory Stores at the Y" went through a major remodel and were transformed into "The Crossings at Tahoe Valley."
- An old hardware store was turned into the South Lake Brewing Company near the "Y".
- The McDonald's at the "Y" was rebuilt.
- The Toyota Dealership underwent an expansion/remodel.



**Blue Granite Climbing Gym**

#### **DOUGLAS COUNTY - SOUTH SHORE AREA PLAN**

During 2018, 19 project applications were submitted to TRPA within the South Shore Area Plan. A summary of these applications is shown in Table 3.

**Table 3: Permit Activity within the Geographic Area of the South Shore Area Plan, Calendar 2016-2018**

	2016		2017		2018	
	DC	TRPA	DC	TRPA	DC	TRPA
<b>Applications Received<sup>1</sup></b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>19</b>
Residential Projects <sup>2</sup>	0	0	0	2	0	0
Commercial Projects <sup>2</sup>	0	0	0	0	0	4
Recreation/Public Service Projects <sup>2</sup>	0	1	0	5	0	1
Environmental Improvement Construction Projects	0	0	0	0	0	0
Shorezone/Lakezone Projects <sup>2</sup>	0	0	0	0	0	0
Grading Projects	0	3	0	4	0	6
Verification and Banking <sup>3</sup>	0	1	0	9	0	5
Development Rights Transfers and Conversions	0	0	0	0	0	1
Other <sup>4</sup>	0	1	0	2	0	2

\*Notes and Sources are shown under Table 1.

Since the adoption of the South Shore Area Plan, 21 new BMP certificates have been issued, all to commercial properties. Within the Area Plan, two EIP projects, the Burke Creek Highway 50 Crossing and Realignment Project and State Route 207 (Kingsbury Grade) Water Quality Improvement Project have been completed. Attachment B includes a comprehensive list of EIP projects in the Area Plan in the planning/design, implementation, or completion phase.

**Area Plan highlights:**

- Improvements were made to both the exterior and interior at the MontBleu Resort, including modified signage, color upgrades to building exterior, landscaping, parking lot refurbishment, and the removal of 4,898 square feet of coverage.
- The old Horizon Casino/Hotel went through a substantial interior and exterior remodel and was transformed into the Hard Rock Casino/Hotel.
- The Lake Tahoe Epic Curling Facility is being constructed by a tenant in the TRPA Office building.
- The first phase of the Edgewood Lodge (154 units) and associated water quality improvement project is complete. The next phase of the project includes an additional 40 units and a club house expansion, along with additional water quality improvements.
- Douglas County approved a Tax Increment Financing (TIF) area.
- An Event Center on the existing MontBleu parking lot is under review.
- The casinos implemented a paid parking program to encourage the use of alternative modes of transportation.
- A bi-state project, the US 50/South Shore Revitalization Project was approved.



**Lake Tahoe Epic Curling Facility**

- The Main Street Management Plan to implement the approved US 50/South Shore Revitalization Project is under development.

**PLACER COUNTY – TAHOE BASIN AREA PLAN**

During 2018, 190 project applications were submitted to TRPA and 244 project applications were submitted to Placer County within the Placer County Tahoe Basin Area Plan. A summary of these applications is shown in Table 4.

**Table 4: Permit Activity within the Geographic Area of the Placer County Tahoe Basin Area Plan, Calendar 2016-2018**

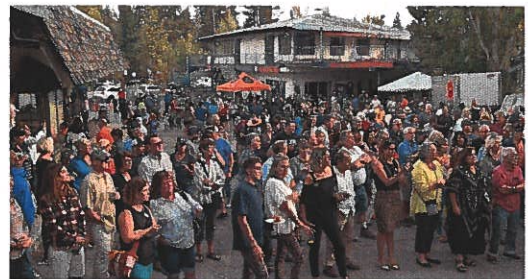
	2016		2017		2018	
	PC	TRPA	PC	TRPA	PC	TRPA
<b>Applications Received<sup>1</sup></b>	<b>265</b>	<b>163</b>	<b>217</b>	<b>156</b>	<b>244</b>	<b>190</b>
Residential Projects <sup>2</sup>	100	44	63	38	93	53
Commercial Projects <sup>2</sup>	0	2	0	7	0	9
Recreation/Public Service Projects <sup>2</sup>	0	10	0	8	0	7
Environmental Improvement Construction Projects	0	0	0	1	0	1
Shorezone/Lakezone Projects <sup>2</sup>	0	11	0	7	0	15
Grading Projects	102	9	63	9	74	7
Verification and Banking <sup>3</sup>	63	63	91	65	74	59
Development Rights Transfers and Conversions	0	3	0	1	0	11
Other <sup>4</sup>	0	21	0	20	3	28

\*Notes and Sources are shown under Table 1.

Since the adoption of the Placer County Tahoe Basin Area Plan, 273 new BMP certificates have been issued: 12 to commercial properties, 136 to multi-family family dwelling properties, and 125 to single-family dwellings. Within the Area Plan, two EIP projects have been completed: the Forestry - Kingswood Pile and Burn Project and the Hazardous Fuels Reduction Project. The State Route 89/Fanny Bridge Community Revitalization Project is in the process of being implemented. Attachment B includes a comprehensive list of EIP projects in the Area Plan in the planning/design, implementation, or completion phase.

**Area Plan highlights:**

- The Groundbreaking Ceremony for the Tahoe City Lodge Project, a redevelopment project in Tahoe City, occurred this summer.
- The Kings Beach Redevelopment Project, on North Lake Boulevard between Coon and Fox Streets, is in the initial review stage. The proposed project includes a hotel, condos, library, and retail and restaurant space.



**Tahoe City Lodge Groundbreaking Ceremony**

- The Tahoe Cedars Lodge is currently under construction. The project includes redeveloping a site with cabins dating back to the 1930s into six residential units in Tahoma on the shore of Lake Tahoe.
- The Wood Vista Project is nearly complete. This redevelopment project includes seven condominium units at the north west corner of North Lake Blvd and Beach Street.
- The Huff’s Metal Building Project, with included a mixed-use housing component, was approved in Kings Beach.
- Office space above the Tahoe City Marina was converted to residential units.

**EL DORADO COUNTY – MEYERS AREA PLAN**

During 2018, four project applications were submitted to TRPA and one project application was submitted to El Dorado County within the Meyers Area Plan. A summary of these applications is shown in Table 5.

**Table 5: Permit Activity within the Geographic Area of the Meyers Area Plan, Calendar 2016-2018**

	2016		2017		2018	
	ED	TRPA	ED	TRPA	ED	TRPA
<b>Applications Received<sup>1</sup></b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>4</b>
Residential Projects <sup>2</sup>	2	0	0	0	1	0
Commercial Projects <sup>2</sup>	0	0	0	0	0	0
Recreation/Public Service Projects <sup>2</sup>	0	5	0	2	0	1
Environmental Improvement Construction Projects	0	0	0	0	0	2
Shorezone/Lakezone Projects <sup>2</sup>	0	0	0	0	0	0
Grading Projects	0	0	0	0	0	1
Verification and Banking <sup>3</sup>	0	2	0	0	0	0
Development Rights Transfers and Conversions	0	0	0	0	0	0
Other <sup>4</sup>	0	0	0	0	0	0

\*Notes and Sources are shown under Table 1.

Since the adoption of the Meyers Area Plan, two new BMP certificates have been issued, all to commercial properties. Within the Area Plan, there are a number of EIP projects, including those highlighted below, in the planning/design or implementation phase aimed at addressing issues associated with traffic and enhancing pedestrian safety and access. Attachment B includes a comprehensive list of EIP projects in the Area Plan in the planning/design, implementation, or completion phase.

#### Area Plan highlights:

- The California Department of Transportation (CalTrans) is constructing a roundabout at US Highway 50 and State Route 89 in Meyers.
- Liberty Utilities is working on a project to underground utilities and remove existing poles so that El Dorado County can move forward with the Apache Avenue Pedestrian Safety and Connectivity Project (EIP Project No. 03.01.01.0004), which will include a bike/walking path along Apache Avenue from US 50 to the Lake Tahoe Environmental Science Magnet School.



**Apache Roadway Conceptual Design**

Source: LTInfo.org

## ANNUAL REVIEW AND AUDIT

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The purpose of the **Annual Review** is to ensure local jurisdictions are issuing permits in conformance with adopted Area Plans and associated MOUs. Pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, the Governing Board may certify, conditionally certify, or revoke part or all of an MOU associated with an Area Plan. The annual Area Plan audit includes projects in Area Plans that are not covered in the annual residential audit. This spring, TRPA completed the second Annual Review and Audit of permits issued by the City of South Lake Tahoe in the Tourist Core and Tahoe Valley Area Plans pursuant to the adopted MOU.

### CITY OF SOUTH LAKE TAHOE AUDIT FINDINGS AND RECOMMENDATIONS

During last year's Area Plan audit, TRPA found that projects being implemented in the City's Area Plans are helping to further the Goals and Policies of the Regional Plan and that the delegation of permitting is working. The audit also identified the need for additional procedural improvements, training, consultation and support, and the need to update Area Plan design standards and guidelines that have proven difficult to interpret and implement. In response, TRPA provided training to City staff along with other MOU partners, began attending City Development Review Team meetings to provide input on projects early on in the process, and began having quarterly MOU Liaison coordination meetings.

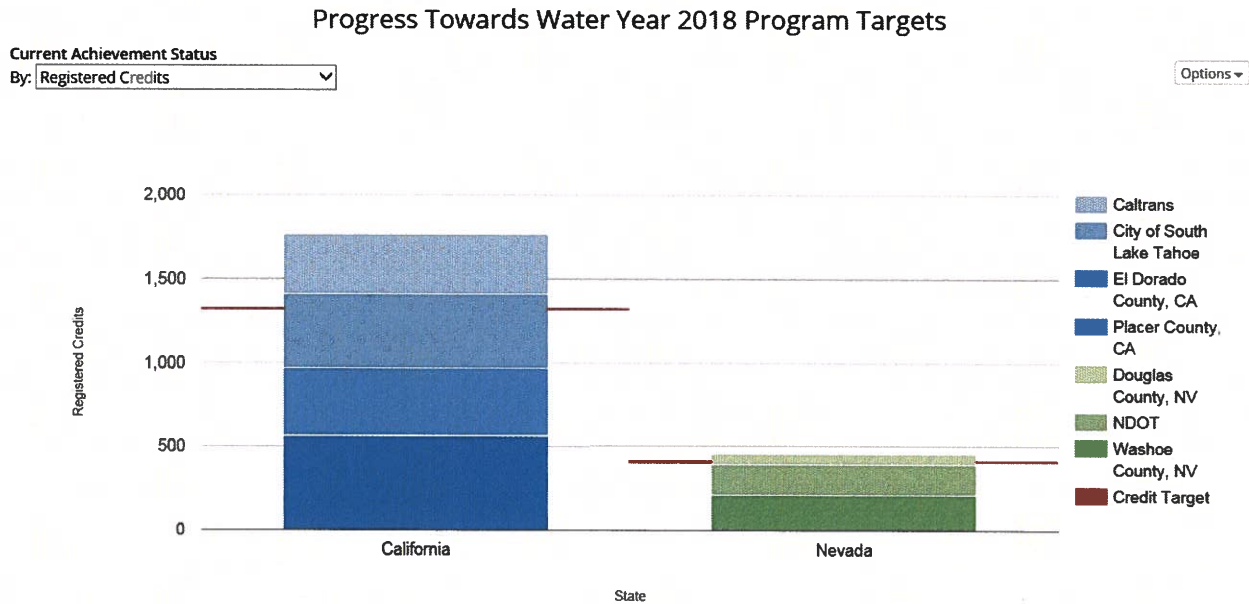
During this year's audit, TRPA staff found once again that the projects being implemented in the City's Area Plans are helping to further the Goals and Policies of the Regional Plan, as well as that the procedural improvements implemented following the last audit are working and has therefore committed to continue to provide training, attend Development Review Team meetings, and have quarterly MOU Liaison meetings. TRPA has also found that communication between City and TRPA staff has improved and that City staff is dedicated to working with TRPA to ensure successful implementation of the MOU. **Based on the audit results and recommended procedural improvements, TRPA staff recommends, pursuant to TRPA Code, Section 13.8.4: *Effect of Annual Review; Annual Report*, that the Governing Board recertify the City's MOU.**



## TMDL LOAD REDUCTION AND FOUR-YEAR RECERTIFICATION

To ensure Area Plans are in conformance with load reduction plans for registered catchments, or TRPA default standards when there are no registered catchments, TRPA Code, Section 13.8.5: *Four-Year Recertification*, requires TRPA use catchment data and all reports to inform the four-year Area Plan recertification. Last year, during the 4-year recertification and based on the Lake Tahoe Total Maximum Daily Load (TMDL) Program 2017 Performance Report, the Governing Board found that local governments exceeded the first round of five-year pollutant reduction targets for reducing fine sediment loads by 10 percent and that all local jurisdictions with adopted Area Plans are meeting the requirements of their load reduction plans. The next four-year certification will be in 2021.

TRPA provides progress updates on TMDL Targets at [stormwater.laketahoeinfo.org](http://stormwater.laketahoeinfo.org). As shown in the below graph, the States of California and Nevada have both exceeded their Credit Target for 2018.



Source: [stormwater.laketahoeinfo.org](http://stormwater.laketahoeinfo.org)

## AREA PLANS UNDER DEVELOPMENT

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This section includes an overview of Area Plans in the process of being developed or updated.

### TAHOE DOUGLAS AREA PLAN AND SOUTH SHORE AREA PLAN

In 2015, the Douglas County Board of Commissioners adopted the Tahoe Douglas Area Plan and updates to the South Shore Area Plan. The Area Plans were never submitted to TRPA for a conformance review. In 2019, TRPA and County staff began an update of the unfinished Area Plans and expect to bring them before the Douglas County Board of Commissioners and TRPA Governing Board in the near future. This process is happening concurrently with an update to the Douglas County Master Plan. The two Area Plans encompass all property under the jurisdiction of TRPA in Douglas County. Highlights of the draft Tahoe Douglas Area Plan include new permitted uses on the Kingsbury Middle School site to facilitate the reuse of the site, as well as policies to facilitate the development of an integrated pedestrian, bicycle, and stormwater stream restoration project near the corner of Kahle Drive and U.S. Highway 50. If adopted, the Area Plan would replace 28 Plan Area Statements and one Community Plan. The proposed South Shore Area Plan updates include an energy efficiency strategy for buildings, carrying forward the signage standards for the casinos from the Stateline Community Plan, and expanding the Kingsbury Town Center to encompass the entire Kingsbury Manor Mobile Home Park.

### WASHOE TAHOE AREA PLAN

This Area Plan will cover the entire portion of Washoe County under the jurisdiction of TRPA. Washoe County is working with TRPA on preparing a draft Area Plan.

### CITY OF SOUTH LAKE TAHOE TOURIST CORE AREA PLAN

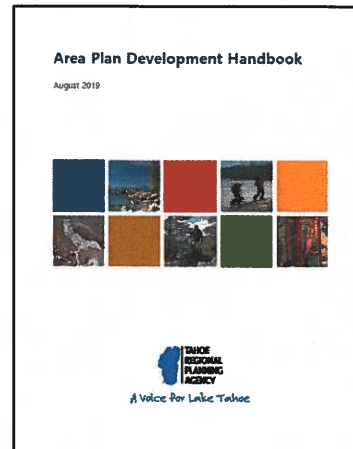
The City is processing an applicant-initiated request to amend the Tourist Core Area Plan to annex in 49 parcels located north of US Highway 50 near its intersection with Johnson Boulevard and Fairway Avenue. Existing uses within this area include the Beach Retreat, Lakeshore Lodge, Howard Johnson, and CVS. The purpose of the proposed amendment is to encourage private investment in environmentally-beneficial redevelopment and rehabilitation of a densely developed, over-covered, and aging Town Center. The amendment would include comparable, tourist-oriented uses within the boundaries of the Area Plan and revise allowable height within the Tourist Center Gateway Zoning District to align with TRPA development standards for allowable height within Town Centers.

### PLACER COUNTY TAHOE BASIN AREA PLAN

Placer County is proposing to update the Placer County Tahoe Basin Area Plan to better align the Area Plan with state housing standards and Mountain Housing Council recommendations. These amendments would allow for accessory dwelling units to be built on parcels less than one acre if they are deed restricted as affordable, moderate, or achievable housing.

## AREA PLAN DEVELOPMENT HANDBOOK

In August 2019, TRPA released the Area Plan Development Handbook to serve as a guide for local jurisdictions planning on preparing an Area Plan. It includes references to applicable Regional Plan Goals and Policies and TRPA Code sections, approval processes, required content, and documents “lessons learned” during the development of previous Area Plans. The Handbook is available at: [www.trpa.org](http://www.trpa.org).



## LOCAL GOVERNMENT AND HOUSING COMMITTEE

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This year, TRPA’s Local Government Committee, a Committee of the TRPA Governing Board, changed its name to the Local Government and Housing Committee and amended its charter. The Committee is addressing critical policy issues, including short-term rental neighborhood compatibility and housing availability.



**Short-Term Rental Neighborhood Compatibility Working Group Meeting**

## AREA PLAN PROCESS IMPROVEMENTS

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This section includes recommended Area Plan process improvements.

## **TRAINING**

Over the past year, TRPA provided trainings to MOU Partners on a wide range of topics, including Exempt/Qualified Exempt Activities, Project Review, Best Management Practices, LTInfo, Coverage, Development Rights, Defensible Space, and Inspections. Since these trainings have proven to be extremely beneficial, TRPA staff recommends that the Agency continue to provide trainings for MOU partners.

## **REPORTING**

TRPA staff recommends continued reporting on water quality Best Management Practices (BMP) certifications and Environmental Improvement Program (EIP) projects completed in the geographic area covered by Area Plans in Local Government Coordination Reports. In addition, TRPA recommends continued reporting on coverage banking and retirement and the addition of new coverage in the Tahoe Basin in Local Government Coordination Reports.

## **MOBILITY STRATEGIES**

Extensive stakeholder and board member outreach resulted in over 50 transportation related policies and mitigation measures being included in the Placer County Tahoe Basin Area Plan and Meyers Area Plan. TRPA staff recommends that local jurisdictions consider these types of policies and mitigation measures during the development or update of Area Plans.

## **DESIRED OUTCOME**

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Overall, the desired outcome is that TRPA and local jurisdictions work together to develop and implement Area Plans that accelerate environmental threshold gain and realize the Goals and Policies of the Regional Plan and streamline permitting through the implementation of permit delegation MOUs.

## **ACTION ITEMS**

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The following Action Items have been identified to improve the local government coordination process:

- 1.1 Continue to work with local jurisdictions to accelerate environmental threshold gain through the development and implementation of Area Plans;
- 1.2 Continue to work with local jurisdictions on implementing delegation MOUs associated with adopted Area Plans to streamline permit processing;
- 1.3 Continue to report on water quality BMPs issued and EIP projects completed in adopted Area Plans in Local Government Coordination Reports;

- 1.4 Continue to report on coverage banking and retirement and the addition of new coverage in the Tahoe Basin in Local Government Coordination Reports;
- 1.5 Consider Area Plan mobility strategies during the development or update of future Area Plans;
- 1.6 Continue to work with local jurisdictions on integrating permit data into LakeTahoeInfo.org; and
- 1.7 Develop educational materials, media platforms, and outreach strategies to increase public awareness of the Development Rights Program and encourage the transfer of development rights to Town Centers.

## **ATTACHMENTS**

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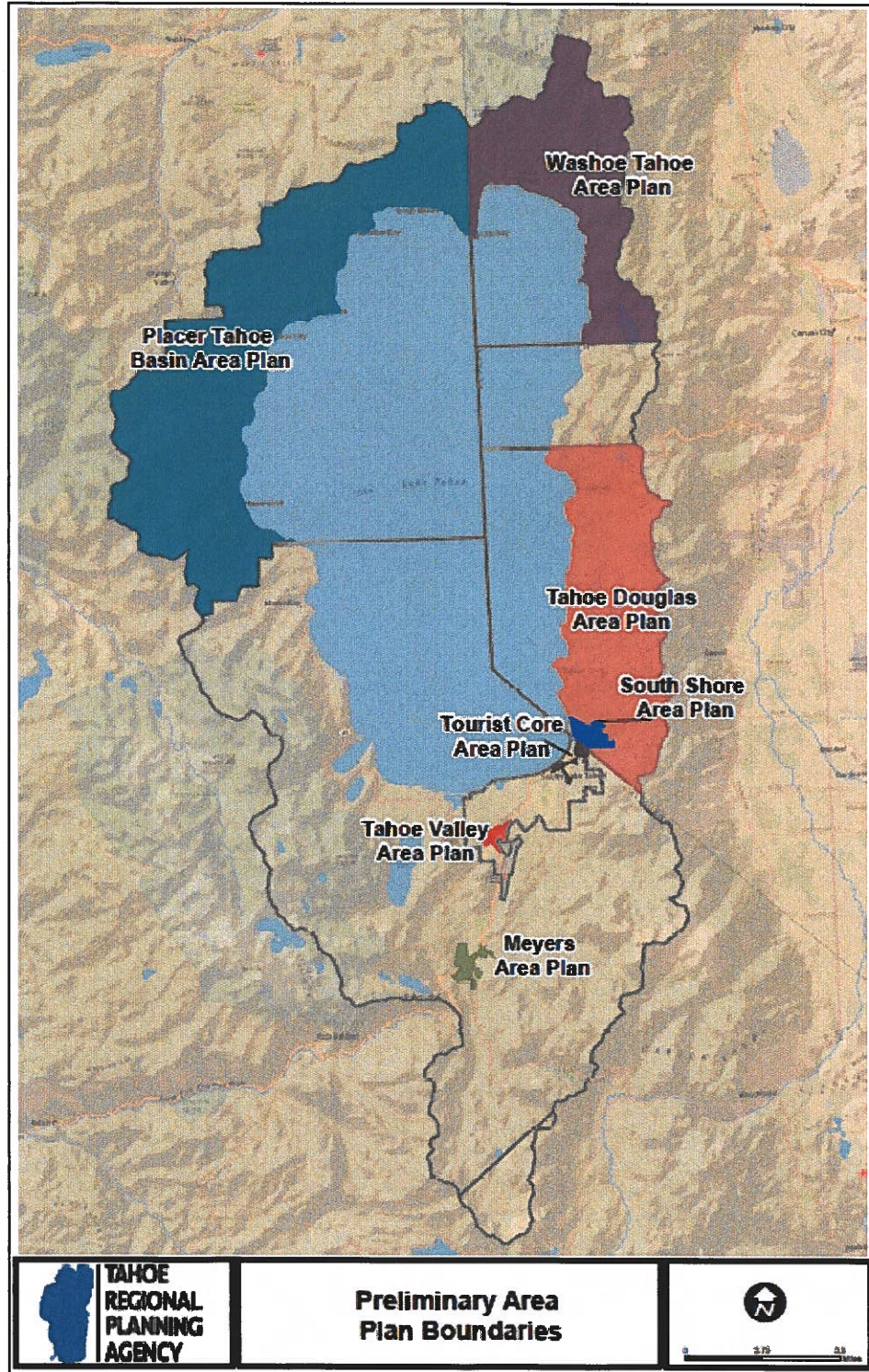
### **A. AREA PLAN BOUNDARIES MAP**

### **B. ENVIRONMENTAL IMPROVEMENT PROGRAM PROJECTS IN AREA PLANS**

### **C. TAHOE REGION COVERAGE TRACKING**

# ATTACHMENT A

## Area Plan Boundaries Map



MAP DISCLAIMER: This map was developed and produced by the TRPA GIS Department. The producer/ publisher only and is not intended to other map scale or accuracy of all features depicted. The metadata on this map was compiled using the most current data available, but the data is dynamic and neither is nor is guaranteed.

## **ATTACHMENT B**

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### **Environmental Improvement Program (EIP) Projects in Area Plans**

The following tables include Environmental Improvement Program (EIP) projects in adopted Area Plans in the planning/design, implementation, or completion phase. LakeTahoeinfo.org has descriptions of all EIP projects, identifies the environmental thresholds that will benefit from each EIP project, and includes the 2018 EIP Accomplishments Report.

**Table 1: Tahoe Valley Area Plan**

<b>Project Name</b>	<b>Project Status</b>	<b>Planning/Design Start Year</b>	<b>Implementation Start Year</b>	<b>Completion Year</b>
State Route 89 Water Quality Improvement Project - "Y" to Cascade Road	Completed	2006	2014	2016
Upper Truckee River Johnson Meadow Acquisition	Completed	2015	2018	2018
Bike and Pedestrian Facilities Operations and Maintenance - City of South Lake Tahoe	Implementation	2015	2015	2040
California Tahoe Conservancy Land Management Program	Implementation	2012	2012	2025
Nonconforming Wood Stove Retrofit/Removal	Implementation	2014	2014	2020
TTD Transit Operations - Baseline Short Term	Implementation	2012	2016	2040
U.S. Highway 50 Water Quality Improvement Project - "Y" to Trout Creek	Implementation	2012	2017	2020
Barton Neighborhood Urban Stormwater Treatment	Planning/Design	2018	2020	2021
Community Forestry and Fire Protection	Planning/Design	2018	2019	2024
Forestry - Scenic Corridor Project - South Shore	Planning/Design	2013	2021	2023
Grouped Pavement Resurfacing on State Highway (Placer County Rt. 89 to CA/NV line)	Planning/Design	2021	2024	2026
Iroquois Pond, Mountain View Well and Tata Wells and Tank SEZ Restoration	Planning/Design	2020	2022	2022
Lake Tahoe Boulevard Class 1 Bicycle Trail (Viking Way to South Wye)	Planning/Design	2016	2021	2021
Program Timberland Environmental Impact Report (PTEIR)	Planning/Design	2017	2019	2023
South Shore Transit Service Enhancements - Medium-Term	Planning/Design	2021	2021	2040
Stream Environment Zone Utility Crossing Condition Assessment	Planning/Design	2019	2020	2023
Tahoe Valley Greenbelt	Planning/Design	2009	2021	2022
Transit Signal Priority Along South Shore	Planning/Design	2017	2031	2031
TTD Fleet and Facilities Upgrade - Baseline Short term	Planning/Design	2016	2017	2020
Upper Truckee River and Marsh Restoration	Planning/Design	2003	2019	2022
Upper Truckee River Johnson Meadow Restoration Project	Planning/Design	2018	2021	2030
Upper Truckee River Watershed Partnership	Planning/Design	2018	2019	2022



**Table 2: Tourist Core Area Plan**

<b>Project Name</b>	<b>Project Status</b>	<b>Planning/Design Start Year</b>	<b>Implementation Start Year</b>	<b>Completion Year</b>
El Dorado Beach to Ski Run Boulevard Bike Trail	Completed	2005	2017	2017
Bijou Park Creek Watershed and SEZ Restoration Project	Implementation	2015	2017	2019
Bike and Pedestrian Facilities Operations and Maintenance ? City of South Lake Tahoe	Implementation	2015	2015	2040
California Tahoe Conservancy Land Management Program	Implementation	2012	2012	2025
Nonconforming Wood Stove Retrofit/Removal	Implementation	2014	2014	2020
TTD Transit Operations - Baseline Short Term	Implementation	2012	2016	2040
Community Forestry and Fire Protection	Planning/Design	2018	2019	2024
Grouped Pavement Resurfacing on State Highway (Placer County Rt. 89 to CA/NV line)	Planning/Design	2021	2024	2026
Iroquois Pond, Mountain View Well and Tata Wells and Tank SEZ Restoration	Planning/Design	2020	2022	2022
Nevada Stateline to Stateline Bikeway Laura Drive to Stateline (Phase 1A)	Planning/Design	2019	2020	2022
Osgood Basin Expansion	Planning/Design	2019	2022	
Phase I Restoration and Recovery of Lahontan Cutthroat Trout in the Tahoe Basin.	Planning/Design	2018	2019	2021
Pioneer Trail Pedestrian Project - Phase II	Planning/Design	2017	2020	2021
Program Timberland Environmental Impact Report (PTEIR)	Planning/Design	2017	2019	2023
Ski Run Marina Aquatic Invasive Plant Control	Planning/Design	2015	2019	2025
Ski Run Marina Aquatic Invasive Plant Control Pilot- Laminar Flow Aeration	Planning/Design	2018	2018	2021
South Shore Transit Service Enhancements - Medium-Term	Planning/Design	2021	2021	2040
South Tahoe Greenway Shared Use Trail Planning and Future Phases	Planning/Design	2002	2019	2031
Stream Environment Zone Utility Crossing Condition Assessment	Planning/Design	2019	2020	2023
Transit Signal Priority Along South Shore	Planning/Design	2017	2031	2031
TTD Fleet and Facilities Upgrade - Baseline Short term	Planning/Design	2016	2017	2020
U.S. 50 South Shore Community Revitalization Project	Planning/Design	2008	2020	2026
Upper Bijou Park Creek Restoration Project	Planning/Design	2016	2021	2025
Upper Truckee River Watershed Partnership	Planning/Design	2018	2019	2022

\*Blank spaces = missing data.

**Table 3: South Shore Area Plan**

<b>Project Name</b>	<b>Project Status</b>	<b>Planning/Design Start Year</b>	<b>Implementation Start Year</b>	<b>Completion Year</b>
Burke Creek Highway 50 Crossing & Realignment Project	Completed	2011	2016	2018
State Route 207 (Kingsbury Grade) Water Quality Improvement Project	Completed		2006	2014
Nonconforming Wood Stove Retrofit/Removal	Implementation	2014	2014	2020
TTD Transit Operations - Baseline Short Term	Implementation	2012	2016	2040
Burke Creek Watershed Stormwater Improvements	Planning/Design	2017	2019	2021
Community Forestry and Fire Protection	Planning/Design	2018	2019	2024
Kingsbury General Improvement District (KGID) Street Sweeper	Planning/Design	2019	2019	2022
Nevada Stateline to Stateline Bikeway Laura Drive to Stateline (Phase 1A)	Planning/Design	2019	2020	2022
Phase I Restoration and Recovery of Lahontan Cutthroat Trout in the Tahoe Basin.	Planning/Design	2018	2019	2021
South Shore Transit Service Enhancements - Medium-Term	Planning/Design	2021	2021	2040
Transit Signal Priority Along South Shore	Planning/Design	2017	2031	2031
TTD Fleet and Facilities Upgrade - Baseline Short term	Planning/Design	2016	2017	2020
U.S. 50 South Shore Community Revitalization Project	Planning/Design	2008	2020	2026
Upper Truckee River Watershed Partnership	Planning/Design	2018	2019	2022
US 50 Safety Improvement and Complete Streets	Planning/Design	2017	2021	2022

\*Blank spaces = missing data.

**Table 4: Meyers Area Plan**

<b>Project Name</b>	<b>Project Status</b>	<b>Planning/Design Start Year</b>	<b>Implementation Start Year</b>	<b>Completion Year</b>
California Tahoe Conservancy Land Management Program	Implementation	2012	2012	2025
Liberty Utilities- Apache Ave Undergrounding	Implementation	2018	2019	2020
Meyers Intersection Improvements at US Highway 50 and State Route 89	Implementation	2015	2018	2021
Meyers Stream Environment Zone/Erosion Control Project	Implementation	2010	2017	2019
Nonconforming Wood Stove Retrofit/Removal	Implementation	2014	2014	2020
TRPA Stream Environment Zone (SEZ) Monitoring Program	Implementation	2016	2016	
Apache Avenue Pedestrian Safety and Connectivity Project	Planning/Design	2019	2022	2024
Class I Bike Path: East San Bernardino - West San Bernardino	Planning/Design	2015	2019	2020
Community Forestry and Fire Protection	Planning/Design	2018	2019	2024
Forestry - Scenic Corridor Project - South Shore	Planning/Design	2013	2021	2023
Iroquois Pond, Mountain View Well and Tata Wells and Tank SEZ Restoration	Planning/Design	2020	2022	2022
Meyers Corridor Operational Improvement Project	Planning/Design	2007	2019	2022
Program Timberland Environmental Impact Report (PTEIR)	Planning/Design	2017	2019	2023
South Upper Truckee Water Quality Project	Planning/Design	2010	2020	2022
State Route 89 Recreation Corridor Improvements	Planning/Design	2017	2021	2023
Stream Environment Zone Utility Crossing Condition Assessment	Planning/Design	2019	2020	2023
Tahoe Paradise Park Upper Truckee River Stabilization and Restoration Project	Planning/Design	2018	2019	2021
Upper Truckee River - Tahoe Pines Restoration and Public Access Project	Planning/Design	2010	2019	2020
Upper Truckee River Utility Crossing	Planning/Design	2019	2020	2020
Upper Truckee River Watershed Partnership	Planning/Design	2018	2019	2022

\*Blank spaces = missing data.

**Table 5: Placer County Tahoe Basin Area Plan**

<b>Project Name</b>	<b>Project Status</b>	<b>Planning/Design Start Year</b>	<b>Implementation Start Year</b>	<b>Completion Year</b>
Forestry - Kingswood Pile and Burn	Completed	2012	2014	2018
TSRA SNPLMA Round 16 Hazardous Fuels Reduction	Completed	2016	2018	2018
Avian Impacts of White Satin Moth Defoliation in Tahoe Aspen	Implementation	2018	2018	2021
Bike and Pedestrian Facilities Operations and Maintenance - Placer County	Implementation	2015	2017	2040
Bike and Pedestrian Facilities Operations and Maintenance - TCPUD	Implementation	2015	2015	2040
California Tahoe Conservancy Land Management Program	Implementation	2012	2012	2025
Fleur du Lac Aquatic Invasive Plant Control	Implementation	2016	2016	2019
Implement Regional Stormwater Monitoring Program - RSWMP (Effectiveness Monitoring)	Implementation	2011	2014	2076
Lake Tahoe Water Trail Recreation Signage	Implementation	2007	2011	2019
Nonconforming Wood Stove Retrofit/Removal	Implementation	2014	2014	2020
North Shore Sugar Pine Restoration for Mountain Pine Beetle Outbreak Recovery	Implementation	2017	2018	2020
SR 89/Fanny Bridge Community Revitalization Project - Phase 2 Complete Street Improvements and Meeks Bay Path	Implementation	2009	2016	2018
SR 89/Fanny Bridge Community Revitalization Project- Phase 1 Highway Improvements and Dollar Creek Path	Implementation	2009	2016	2018
Stanford Rock Trail Re-route and BMPs	Implementation	2017	2018	2020
Sugar Pine Restoration in the Lake Tahoe Basin	Implementation	2005	2008	2020
Tahoe City Public Utility District Access Road BMP and Paving	Implementation	2015	2018	2019
Tahoe Vista Aquatic Invasive Plant Control	Implementation	2016	2017	2020
Truckee River Aquatic Invasive Plant Control	Implementation	2014	2014	2025
Truckee River Dam Aquatic Invasive Plant Control	Implementation	2013	2014	2020
2019 North Tahoe Regional Park Multi-Use Trailhead Improvements	Planning/Design	2018	2019	2019
Antone Meadow Dam Removal and Meadow Restoration	Planning/Design	2016	2020	2022
Assessment of groundwater nutrients and periphyton biomass in Lake Tahoe	Planning/Design	2016	2016	2018
Blackwood Creek Restoration Phase 4	Planning/Design	2019	2021	2022
Burton Forest Health Restoration CCI	Planning/Design	2018	2019	2020

<b>Project Name</b>	<b>Project Status</b>	<b>Planning/Design Start Year</b>	<b>Implementation Start Year</b>	<b>Completion Year</b>
California State Parks WUI Fuel Reduction and Prescribed Fire Program	Planning/Design	2019	2020	2022
Carnelian Bay Fire Protection Water Infrastructure	Planning/Design	2018	2020	2021
Community Forestry and Fire Protection	Planning/Design	2018	2019	2024
Forestry - Blackwood Creek Aspen Restoration	Planning/Design	2014	2021	2023
Forestry - Carnelian Canyon Phase 2	Planning/Design	2015	2021	2023
Forestry - Eagle Rock	Planning/Design	2015	2021	2023
Forestry - Griff Creek	Planning/Design	2014	2021	2023
Forestry - Tahoe Pines Forestry	Planning/Design	2013	2021	2023
Forestry - Talmont Unit 1	Planning/Design	2015	2021	2023
Forestry - Upper Ward Creek Aspen	Planning/Design	2015	2021	2023
Improved Parking Management and Wayfinding in Tahoe City (per Placer County Area Plan mitigation)	Planning/Design	2016	2021	2021
Inter-Regional Rail Capital Corridor to Truckee to Reno - Operation	Planning/Design	2021	2031	2040
Kings Beach Western Approach	Planning/Design	2016	2019	2021
Lake Tahoe West Landscape-Scale Restoration Partnership	Planning/Design	2015	2019	2030
Lake-wide Aquatic Invasive Plant Control - Rapid Response	Planning/Design	2019	2019	2029
Non-native fish assessment on West Shore of Lake Tahoe for Lahontan Cutthroat Trout planning	Planning/Design	2019	2019	2021
North Tahoe and Meeks Bay CWPP Implementation	Planning/Design	2015	2019	2021
North Tahoe Regional Bike Trail	Planning/Design	2007	2021	2024
Polaris Creek and Wetland Restoration, Phase I Planning	Planning/Design	2017	2018	2020
Program Timberland Environmental Impact Report (PTEIR)	Planning/Design	2017	2019	2023
State Route 89 Recreation Corridor Improvements (Enhanced and Prioritized Trolley Service and Parking Management)	Planning/Design	2017	2019	2040
Tahoe City Caltrans Yard Relocation and Restoration Project	Planning/Design	2018	2022	2025
Tahoe City Complete Streets Highway Improvements	Planning/Design	2016	2019	2022
Tahoe City Downtown Access Improvements	Planning/Design	2016	2021	2023
Tahoe Vista Tamarack Erosion Control Project	Planning/Design	2019	2021	2022
Tahoe Vista Utility Undergrounding	Planning/Design	2013	2020	2022
Tahoma Roads Water Quality Project	Planning/Design	2017	2019	2020
TART Local Service Enhancements - Short Term	Planning/Design	2012	2016	2020

<b>Project Name</b>	<b>Project Status</b>	<b>Planning/Design Start Year</b>	<b>Implementation Start Year</b>	<b>Completion Year</b>
TART Only -Free to the User Transit	Planning/Design	2016	2022	2040
TART Transit Fleet and Facility Upgrades - Long Term	Planning/Design	2016	2031	2040
TART Transit Fleet and Facility Upgrades - Short Term	Planning/Design	2015	2020	2025
Upper Griff Creek Bridge Replacement	Planning/Design	2016	2021	2021
West Shore Highway Crossing Improvements	Planning/Design	2016	2019	2020
Westshore Fire Protection Water Infrastructure Phase 1	Planning/Design	2017	2018	2019

## ATTACHMENT C

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### **Tahoe Region Coverage Tracking**

The following includes new, banked/transferred and retired impervious coverage tracking for the Tahoe Region.

#### ***New Impervious Coverage***

Since the adoption of the 2012 Regional Plan, permitted public and private development projects have added approximately 32 acres of new impervious land coverage. The majority of added coverage was located outside of Town Centers, and nearly all of the added coverage was on non-sensitive lands. Permitted projects within Town Centers generally occurred on existing coverage. Table 1 shows impervious coverage added since the adoption of the 2012 Regional Plan.

#### ***Banked/Transferred Impervious Coverage***

Since the adoption of the 2012 Regional Plan, approximately 15 acres of previously existing impervious coverage from private and public parcels within the Tahoe Region was banked and transferred. Coverage removal and environmental restoration has included more than seven acres of remote stream environment zones (SEZs) and over two acres of other sensitive, remote lands. Regional Plan policies include incentives to transfer banked coverage to non-sensitive lands and Town Centers. Table 2 shows banked and transferred coverage since the adoption of the 2012 Regional Plan.

#### ***Retired Impervious Coverage***

The California Tahoe Conservancy and Nevada Division of State Lands have permanently removed, restored, and retired nearly three acres of previously existing impervious coverage within the Tahoe Region. This includes one-half acre of SEZ land, nearly one acre of other sensitive areas, and just over one acre of non-sensitive lands. The removal of coverage was funded by Excess Coverage Mitigation fees. Table 3 shows retired coverage since the adoption of the 2012 Regional Plan.

#### ***Summary***

Although there were relatively modest coverage changes in Town Centers since the 2012 Regional Plan Update, the distribution of development throughout the region has changed as a result of redevelopment and revitalization activity and transfer incentives to promote the relocation of existing development to Town Centers. The regional distribution of commercial floor area (CFA) and residential units in Town Centers are higher now than in 2012. See details in the TRPA Annual Regional Plan Performance Measure report (see <http://www.trpa.org/wp-content/uploads/February-27-2019-Governing-Board-Packet-Revised.pdf>).

Table 1. New Impervious Coverage - Since the Adoption of the Regional Plan, December 2012 -2018										
	Within Town Center			Outside Town Center			Total			Grand Total
	Stream Env. Zone (Class 1b)	Sensitive (Classes 1-3, ex1b)	Non-Sensitive (Classes 4-7)	Stream Env. Zone (Class 1b)	Sensitive (Classes 1-3, ex1b)	Non-Sensitive (Classes 4-7)	Stream Env. Zone (Class 1b)	Sensitive (Classes 1-3, ex1b)	Non-Sensitive (Classes 4-7)	
Alpine County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Carson City County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
City of South Lake Tahoe	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tahoe Valley Area Plan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tourist Core Area Plan	0.0	0.0	+ 1.2	0.0	0.0	1.6	0.0	0.0	2.8	+ 2.8
Rest of CSLT	0.0	0.0	0.0	0.0	0.0	+ 4.4	0.0	0.0	4.4	+ 4.4
Douglas County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
South Shore Area Plan	0.0	0.0	0.0	0.0	0.0	+ 0.2	0.0	0.0	+ 0.2	+ 0.2
Rest of DG County	0.0	0.0	0.0	0.0	+ 0.1	+ 3.1	0.0	+ 0.1	+ 3.1	+ 3.2
El Dorado County	0.0	0.0	0.0	0.0	0.0	+ 9.2	0.0	0.0	+ 9.2	+ 9.2
Meyers Area Plan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest of ELD County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Placer County Area Plan	0.0	0.0	- 0.1	0.0	0.0	+ 5.7	0.0	0.0	+ 5.7	+ 5.7
Washoe County	0.0	0.0	0.0	0.0	0.0	+ 6.4	0.0	0.0	+ 6.4	+ 6.4
<b>Basin Total</b>	<b>0.0</b>	<b>0.0</b>	<b>+ 1.2</b>	<b>0.0</b>	<b>+ 0.1</b>	<b>+ 30.6</b>	<b>0.0</b>	<b>+ 0.1</b>	<b>+ 31.8</b>	<b>+ 31.9</b>

Table 2. Banked/Transferred Impervious Coverage - Since the Adoption of the Regional Plan, December 2012-2018										
	Within Town Center			Outside Town Center			Total			Grand Total
	Stream Env. Zone (Class 1b)	Sensitive (Classes 1-3, ex1b)	Non-Sensitive (Classes 4-7)	Stream Env. Zone (Class 1b)	Sensitive (Classes 1-3, ex1b)	Non-Sensitive (Classes 4-7)	Stream Env. Zone (Class 1b)	Sensitive (Classes 1-3, ex1b)	Non-Sensitive (Classes 4-7)	
Alpine County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Carson City County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
City of South Lake Tahoe	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tahoe Valley Area Plan	0.0	0.0	- 0.3	0.0	0.0	- 0.1	0.0	0.0	- 0.4	- 0.4
Tourist Core Area Plan	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	+ 0.2
Rest of CSLT	0.0	0.0	0.0	- 1.9	0.0	- 2.1	- 1.9	0.0	- 2.1	- 4.0
Douglas County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
South Shore Area Plan	0.0	0.0	- 0.1	0.0	- 1.7	- 1.4	0.0	- 1.7	- 1.5	- 3.2
Rest of DG County	0.0	0.0	0.0	- 0.2	0.0	0.0	- 0.2	0.0	0.0	- 0.2
El Dorado County	0.0	0.0	0.0	- 0.5	- 0.2	- 0.7	- 0.5	- 0.2	- 0.7	- 1.4
Meyers Area Plan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest of ELD County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Placer County Area Plan	0.0	0.0	- 0.1	- 4.7	0.0	- 0.4	- 4.7	0.0	- 0.5	- 5.2
Washoe County	0.0	- 0.1	0.0	- 0.1	- 0.2	- 0.5	- 0.1	- 0.3	- 0.5	- 0.9
<b>Basin Total</b>	<b>0.0</b>	<b>- 0.1</b>	<b>- 0.5</b>	<b>- 7.4</b>	<b>- 2.1</b>	<b>- 5.0</b>	<b>- 7.4</b>	<b>- 2.2</b>	<b>- 5.5</b>	<b>- 15.1</b>

Source: TRPA's Research & Analysis Division



<b>Table 3. Retired Impervious Coverage from Land Banks - Since the Adoption of the Regional Plan, December 2012- Dec 2017*</b>										
	Within Town Center			Outside Town Center			Total			Grand Total
	Stream Env. Zone (Class 1b)	Sensitive (Classes 1-3, ex1b)	Sensitive (Classes 4-7)	Stream Env. Zone (Class 1b)	Sensitive (Classes 1-3, ex1b)	Sensitive (Classes 4-7)	Stream Env. Zone (Class 1b)	Sensitive (Classes 1-3, ex1b)	Sensitive (Classes 4-7)	
Alpine County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Carson City County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
City of South Lake Tahoe										
Tahoe Valley Area Plan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tourist Core Area Plan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest of CSLT	0.0	0.0	0.0	-0.5	0.0	-1.3	-0.5	0.0	-1.3	-1.8
Douglas County										
South Shore Area Plan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest of DG County	0.0	0.0	0.0	0.0	-0.9	0.0	0.0	-0.9	0.0	-0.9
El Dorado County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Meyers Area Plan										
Rest of ELD County										
Placer County Area Plan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Washoe County	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Basin Total</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>-0.5</b>	<b>-0.9</b>	<b>-1.3</b>	<b>-0.5</b>	<b>-0.9</b>	<b>-1.3</b>	<b>-2.7</b>

\*Not updated since 2017.

Source: TRPA's Research & Analysis Division