

# Coverage Transfers Across Hydrologically Related Areas (HRAs) Priority Project

Working Group Meeting #1

March 10, 2014

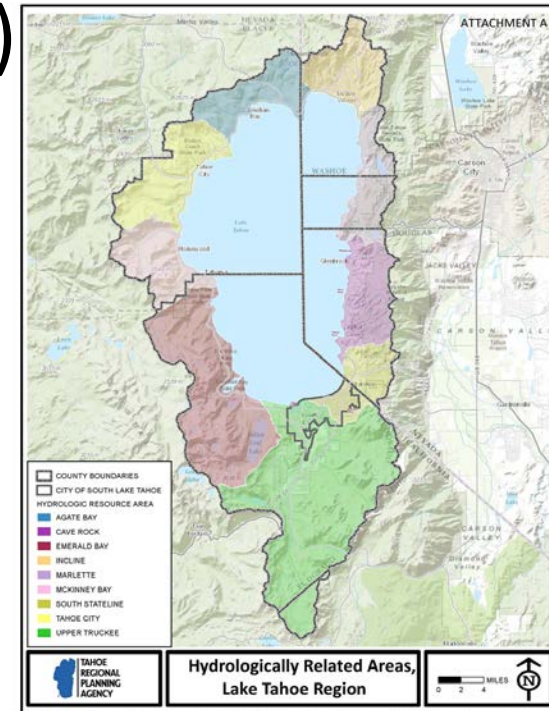


# Presentation Outline

- Background & Schedule
- Proposed Conceptual Approach
- Objectives
- Discussion Topics
- Future Meeting Dates

# Background

- Chapter 30 of TRPA Code - Land Coverage
- Land Coverage Transfers
- Hydrologically Related Areas (HRAs)
- Effectiveness of Transfers



# Background

- Regional Plan Update
  - Transfers Across Hydrologic Zones -  
Excess Coverage Fees
  - Offsite Land Coverage Mitigation

# Background

- Excess Coverage Mitigation
  - Reduce coverage on-site
  - Reduce coverage off-site
  - Pay a fee in lieu of coverage reduction

# Background

- Governing Board Priority Setting
  - *Complete a detailed review of coverage transfers across hydrologic zones that includes presentations from the California Tahoe Conservancy (CTC) and the Nevada Division of State Lands (NDSL).*

# Schedule

## Coverage Transfers Across HRAs Priority Project Schedule

January 29,  
2014

RPIC endorsed process, schedule and working group members

March 10, 2014

Working Group meeting #1 – conceptual approach

April 24, 2014

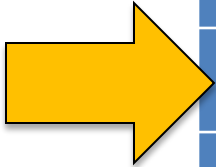
RPIC review of conceptual approach

May-August  
2014

Working Group meetings #2 and #3 – Develop recommendations, draft policy and code that incorporate RPIC direction; Complete environmental review

September-  
December, 2014

TRPA review process: RPIC, APC and Governing Board review and approval



# Proposed Conceptual Approach

- ***Develop feasible and implementable policies and/or other recommendations addressing coverage transfers across HRAs that meet project objectives.***



# Objectives

- I. Support Regional Plan goals including protecting and enhancing water quality, accelerating restoration of sensitive lands, facilitating environmental redevelopment of Centers, and promoting affordable housing.*
- II. Address limitations, market inefficiencies and other constraints with the existing coverage transfer provisions while maintaining environmental protections.*

## Objectives Cont.

- III. Simplify operational processes and increase policy flexibility, transparency and accountability to reduce project costs that inhibit beneficial restoration and redevelopment projects, and to enable the policies to be administered at a reasonable cost.*
- IV. Support effective private and public sector investments.*
- V. Avoid or minimize unintended environmental effects.*

# Objectives Cont.

*VI. Focus on the detailed review of coverage transfers across hydrologic zones. Other topics outside the scope may be recommended for future Governing Board prioritization.*

# Discussion Topics

1. Allow coverage transfers across HRA boundaries.
2. Maintain existing coverage transfer restrictions.
3. Allow transfers across HRA boundaries for coverage transferred out of sensitive lands.
4. Allow transfers across HRA boundaries to Centers to facilitate environmental redevelopment.
5. Allow transfers across HRA boundaries for affordable housing and/or EIP projects.

# Discussion Topics Cont.

6. Allow coverage transfers across HRA boundaries only from HRAs of Incline, Cave Rock and South Stateline, which currently have more coverage in aggregate than allowed.
7. Allow hard coverage transfers across HRA boundaries but not soft or potential coverage transfers.
8. Redefine the HRA boundaries to consider jurisdictional boundaries or North/South shore transfer areas.

# Discussion Topics Cont.

9. Consider reviewing the excess coverage mitigation fee system for refinement in addition to coverage transfers across hydrologic zones. Recommendations may include requesting future Governing Board prioritization.

# Future Meeting Dates

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