



Final Draft 2012 Lake Tahoe Regional Plan

October 24, 2012



Final Draft Regional Plan Presentation Outline

1. Organization of Documents
2. Changes to the April Draft Plan

Document Organization

1. Staff Summary

- 40-Page Summary of Plan Content, Public Input and Changes to the April Draft Plan: Nine Topic Areas
- Exhibit A – Planning Process
- Exhibit B – “Crosswalk” Identifying Plan & Code Amendments for Each Bi –State Provision and GB Action
- Exhibit C – Threshold Evaluation Comment Responses
- Exhibit D – Detailed Summary of Policy Comments and Related Changes to the April Draft
- Exhibits E-G – Current Conditions: Maps and Statistics

Document Organization

2. Final Draft Threshold Evaluation

- 2 formats – Clean and “Compare Versions” from April Draft

3. Final Draft Regional Plan

- 2 formats – Clean and “Track Changes”
- Changes from 1987 Plan in ~~strikethrough~~/underline format;
- Changes from April Draft Shaded **Yellow**.
- Technical Corrections Shaded **Grey**
- Changes Endorsed by Technical Working Group **Grey**

Document Organization

4. Final Draft Code of Ordinances

- Clean and “Track Change” Formatting – Same as Plan
- Also Endorsed by Technical Working Group

5. Final Regional Plan EIS

- Volume 1, Chapter 2: Changes in Final Draft Plan and Code
- Volume 1, Chapter 3: Public Comments and Responses
- Volume 2: Comment Letters

Document Organization

6. Final Draft Regional Transportation Plan

- 2 formats – Clean and “Compare Versions” from April Draft

7. Final Regional Transportation Plan EIR/EIS

- Organization Matches Regional Plan FEIS
- Repeated Comments and Responses

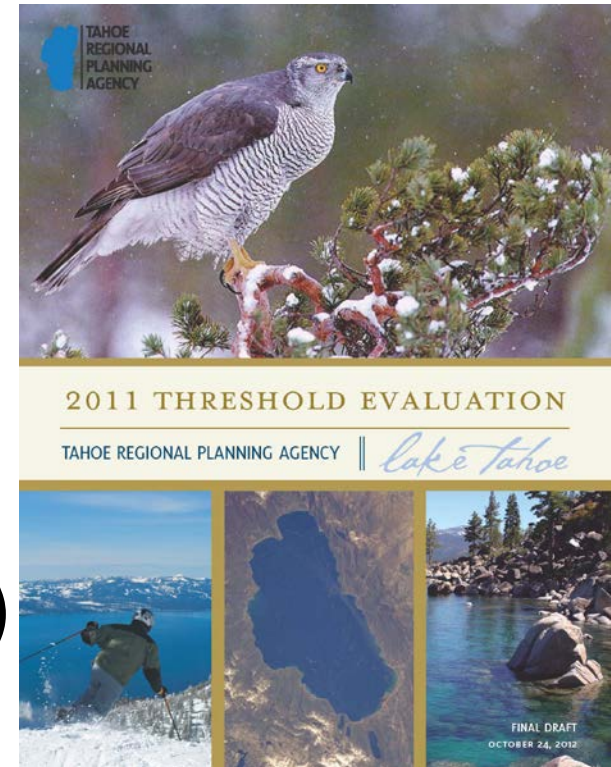
Background – Plan Update Process

- 2004-06: Pathway Vision Process
- 2006-07: Place Based Planning Forums
- 2008-10: Board Establishes Amendment Priorities
- 2009-11: Code of Ordinances Reorganized
- 2011-12: Draft Plan Prepared
 - **Regional Plan Update Committee**
- 2011-12: Draft EIS Prepared
- April - June 2012: Formal Public Review of Plan, Code and EIS
- May - July 2012: Bi-State Consultations
- August 2012: RPU Committee & Board - Plan Refinement
- Sept. - Oct. 2012: Final Draft Plan & Final EIS Prepared
- **October – December 2012 – Final Hearings and Adoption**

Draft 2012 Regional Plan

Context for Regional Plan Update

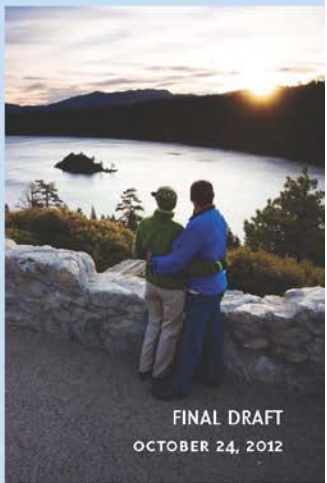
- Threshold Challenges
 - Water Quality
 - Sensitive Land Restoration (SEZ)
 - Air Quality and Noise
(Transportation)
 - Scenic Quality (Developed Areas)
- Lake Tahoe TMDL
- Socioeconomic Challenges





REGIONAL PLAN

TAHOE REGIONAL PLANNING AGENCY || *Lake Tahoe*



FINAL DRAFT
OCTOBER 24, 2012

Regional Plan Update Priorities

- **Maintain Effective Programs**
 - Growth Control
 - Strict Environmental Standards
 - Inter-Agency Partnerships
- **Accelerate Threshold Gain**
 - Development Transfers / Restoration
 - Redevelopment Policies
 - Alternative Transportation Options
- **Focus TRPA on Regional Priorities**
 - Area Plans with Streamlined Permitting

Threshold Amendments

- Water Quality
 - Amended: Average Annual Transparency (TMDL Standard)
 - New: Nearshore Attached Algae
 - New: Aquatic Invasive Species
- Air Quality
 - Amended: Carbon Monoxide (State Standard)
 - Amended: Fine Particulate Matter (State Standard)
- Wildlife
 - Amended: Northern Goshawk (Best Habitat)

Revisions to April Draft Threshold Evaluation

- Additional Information – Include New Data:
 - Air Quality, Fisheries, Soils/Coverage
- Revised Status Determination (new data)
 - 8-Hour Ozone – Attainment
 - Class 2 Coverage – Non-Attainment
 - Did not Change Findings & Recommendations
- New Appendix:
 - Chapter contributor's responses to peer review
- Did not change reporting methodology or structure

Topic #1: Planning and Permitting with Area Plans

April Draft Plan: Regional focus for TRPA

- Align Plans of TRPA and other Agencies
- Conforming Area Plans with Streamlined Permitting

Final Draft Plan: Added Procedural Safeguards

- Project Appeals – *Delegated vs Exempted* Permitting
- Reduced Eligibility for Delegated Permitting - Discussion of Increased Delegation in 4 Years
- TMDL Informs Area Plan Recertification
- Added Criteria for Development in Centers
- Added Criteria for Expansion of Centers

Topic #2: Development Allocations & Transfers

April Draft Plan: Encourage Transfers and Restoration

- Five Alternatives for Allocation Release Levels
- Strong Transfer and Redevelopment Incentives

Final Draft Plan: Added Development Limitations

- “Alternative 3” Allocations (with Limits): Reduced Rate
 - 2,600 new Residential Allocations (4,243 Development Rights Remain)
 - 600 New Bonus Units (used only in Centers)
 - 200,000 S.F. of new CFA (Released after existing supply is exhausted)
 - No New Tourist Units
- VMT/LOS Mitigation – 4-Year Allocation Releases
- Alternative Transfer Ratios Limited – Stream Priority Areas
- Additional TAU Transfer Limits & TAU Conversion Program
- 2013 Review of Transfer Ratios and Allocation Release System

Topic #3: Community Character

April Draft Plan: Promote Redevelopment

- Concentrated Development in Centers
- Strong Redevelopment Incentives
- Pedestrian, Bicycle and Transit Facilities

Final Draft Plan: Reduced Development Intensity

- Limit HDTD Height – 5 Replacement Buildings
- EIS Mitigations – Height Findings in Centers
- Design Standards for Centers – Reduced Height Areas
- Criteria for Expansion of Centers – Generally Developed
- Eliminated Height Increases outside Centers
- Additional Criteria for LOS Exceptions
- 2013 Review of Affordable Housing

Topic #4: Recreation Areas and Uses

April Draft Plan: Promote Recreational Improvements

- Additional Land Uses in Recreation Areas
- Edgewood Mountain parcel and Van Sickle State Park Designated Recreation

Final Draft Plan: Increased Environmental Protections

- Limit new uses to “Resort Recreation” Areas: Edgewood Mountain Property and Heavenly Cal-Base
- Additional Development Limits:
 - Only in a Conforming Area Plan
 - Only Air Space Subdivisions
 - Development Transfers that Retire Existing Development

Topic #5: Land Coverage

April Draft Plan: Restore Sensitive Land

- New Coverage Transfer Incentives (HRAs, Soft Cover, etc)
- Increase (transferred) Coverage in Centers for Redevelopment
- Coverage Exemptions for trails, decks, pervious with BMPs
- Area-Wide Coverage Plans

Final Draft Plan: Increase Environmental Protections

- HRAs remain for Coverage Transfers; Removed for Mitigation on more Sensitive Lands – Further Review in 2013
- Reduced Max Coverage within 300 Feet of Lake Tahoe
- Removed Land Capability Field Verification Waivers
- Added ADA Exemption
- Implemented Mitigations

Topic #6: Transportation Policies

April Draft Plan: Reduce Automobile Reliance

- Development Transfer Incentives
- Redevelopment Incentives
- Pedestrian, Bicycle and Transit Facilities (coverage waivers, public investments, development requirements, etc)

Final Draft Plan: Increased Environmental Protections

- Criteria for LOS Exceptions – Alternative Transportation Improvements
- VMT/LOS Mitigations – Phased Commodity Releases
- Transportation Funding Policies

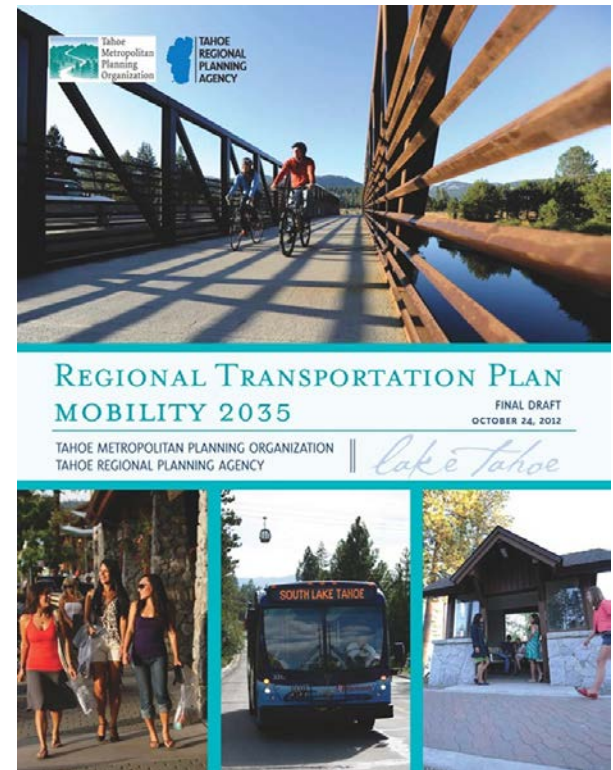
Regional Transportation Plan: Mobility 2035

April Draft RTP: Mobility Options

- Policies Mirror Regional Plan
- Bicycle, Pedestrian and Transit Projects
- Implementation/Funding Strategy
- Sustainable Communities Strategy (Reduce Vehicle Emissions)

Final Draft RTP: Refine Projects

- Constrained Project List
- Modified Trail Alignments



Topic #7: Water Quality

April Draft Plan: Compliment TMDL Strategies: Load Reductions

- Accelerate Redevelopment, Sensitive Land Restoration and Alternative Transportation
- Area-Wide BMPs
- Phosphorus Fertilizer Phase-Out
- Area-Wide Coverage Plans

Final Draft Plan: Increased Environmental Protections

- Additional TMDL Coordination – Area Plan Recertification
- Aligned Reporting Requirements with TMDL
- 300-foot Protection zone (Coverage)
- BMP Compliance Subcommittee - 2013

Topic #8: Air Quality

April Draft Plan: Reduce Air Pollution

- Walkable Community Centers
- Bike, Pedestrian and Transit Facilities
- Biomass Facility Restrictions
- Continued Forest Management and Woodstove Replacement
- Mitigation Fee Program Improvements

Final Draft Plan: Increased Environmental Protections

- Construction Mitigations – 12 Months
- Green Building Mitigations – 12 Months
- Mitigation Fee Waiver for Business Reopening within 5 Years
- Drive-Up Pharmacy Pilot Program

Topic #9: Noise Control

April Draft Plan: Reduce Roadway Noise

- Walkable Community Centers
- Bike, Pedestrian and Transit Facilities
- Continued Noise Regulations

Final Draft Plan: Increased Environmental Protections

- Construction Mitigations – 12 Months
- Roadway Noise Mitigations – 12 Months

Future Actions

- Attachment 4 – FEIS Mitigations
 - Work Required (Policy ME-3.5)
- Attachment 5 – Preliminary Priority List
 - Not Required – Board to Prioritize in 2013 (Policy ME-3.6)

4-Year Adaptive Planning Process

