

## **Executive Summary of the Conservation Community’s suggested goals, policies and implementation measures for the Regional Plan Update**

### **A. Emphasis on Redevelopment**

Redevelopment will focus on transferring development (with willing buyers and sellers) off sensitive lands and concentrating it into clearly defined “Development Transfer Zones” (DTZs). A DTZ is defined as a community that contains the existing infrastructure to support mass transit facilities and is recognized as suitable locales for transfers of commodities from more rural locales or sensitive lands. DTZs include portions of South Stateline, Kings Beach, and Tahoe City. Special scenic protection zones within urban boundaries and along major roadways will be designated, where views exist of the lake, mountains and other geological features of significance. Emphasis will be placed on protecting and restoring naturally functioning systems, which are proven “technologies,” as opposed to expensive engineered solutions, to achieve various environmental goals.

### **B. Height Standards**

In terms of a maximum height standard, a two-story *maximum* should be maintained, similar to the height standards allowable in the current regional plan. In the commercial cores of South Stateline, three story structures would be allowed under certain conditions. Additional height allowances will not be introduced into areas where such height does not already exist. The additional height would occur through the removal of structures on SEZ lands and the deed restriction and restoration of those lands to a naturally functioning and infiltrating state. Additional height could not impact scenic standards.

### **C. Retirement and Restoration of Sensitive Lands**

The retirement and restoration of sensitive land, especially SEZs, is a priority. Owners who retire, restore, and deed restrict the land below existing structures on SEZs can receive up to a 1:1 square footage transfer of the structure size for a third story in appropriate DTZs where there is significant environmental improvement and no degradation of scenic resources.

### **D. Coverage**

New development shall conform to Bailey standards and redevelopment projects will be required to reduce coverage if not in accordance with Bailey standards.

### **E. Treatment of Stormwater Run-Off**

New development or redevelopment projects would need to retain and treat runoff on-site or in operational area-wide treatments utilizing the best available technology and

innovative practices. Treatment systems designed to handle a 100 year storm will be required for larger development and redevelopment projects. A strong BMP enforcement program will be implemented.

#### F. Enhanced Pedestrian and Bicycle Access

Walkability and bikeability will be improved by enhancing pedestrian and bicycle facilities, and concentrating development in appropriate places with corresponding retirement (willing buyers and sellers) in less suitable areas. Pedestrian and bike pathways will be incorporated into the necessary design criteria for any project.

#### G. Parking Management Plans

Parking Management Plans will be required for Community Plan areas and recreation areas to prevent parking outside of appropriately constructed and managed parking spaces, and to discourage unnecessary driving trips, especially during peak hours. Projects would be developed that encourage reduced coverage associated with parking through subterranean parking when there is no potential interference with the water table, sidewalks, and pedestrian and bike thoroughfares.

#### H. Community Input

Community input and voice are also paramount. Important differences exist between the North and South Shores and in every community around the Lake. These differences must be reflected in new policy and regional plan updates for the Basin.

#### I. Forest Health

The overall restoration of forest health would be reflected in all forest management plans and projects. Forest health requires a diverse array of individual stands and types as opposed to one set of prescribed factors. Old growth habitat would be protected and other areas would be managed towards old growth status as determined by historical conditions. Trees exceeding 120 years in age or more than 24" dbh (east side) and 30" dbh (west side) in size could not be removed if any alternative is available. Redevelopment must also take into consideration the percentage of overall tree retention of all sizes as a design standard incorporated into every project and protective measures (i.e. undeveloped surrounding space) needed by the trees to survive post-project, along with native vegetation screening requirements compatible with defensible space standards.

#### J. Outdoor Recreation

The plan would develop the Compact-required Carrying Capacity analysis for recreation. Additional or reduced use will be based on ecosystem carrying capacities for existing facilities or proposed projects. Specified limits would be established in order to protect threshold standards and assure a high quality experience. Public access to the

shores and waters of Lake Tahoe and the public lands in the Basin are paramount, but contingent on preventing impacts to other Thresholds.

#### K. Enhanced Enforcement

Regulations will be clear and enforced. The reality is that regulations work, if properly enforced and balanced with incentives and disincentives. For example, the two-stroke ban on jet skis on Lake Tahoe produced substantial improvements in water and air quality, and reduced noise. Regulations, and adequate enforcement of those regulations, are needed to achieve and maintain the adopted environmental threshold carrying capacities.

Examples of regulatory improvements include utilization of the best available technology (BAT) for various threshold-impacting activities in the Basin. To improve both air and water quality, vacuum street sweeping will be required frequently and strategically before and after storm events and will employ PM<sub>10</sub> Efficiency guidelines (upgraded to PM<sub>2.5</sub> efficient as technology develops). The most polluting vessels in Lake Tahoe will be required to retrofit their engines to advanced clean burning technology. In close proximity to communities and roadways, the use of air curtain burners will be encouraged for biomass disposal to dramatically improve air quality and support efforts to reduce catastrophic fire potential.

#### L. Development Conditioned on Progress towards Threshold Attainment

Approval of new development will be based on a “go-slow” approach. New allocations and commodities may be issued based on measurable progress toward achieving the Thresholds.

The Plan needs to develop and implement threshold attainment schedules. Threshold standards that are out of attainment and have immediate impacts on human health, such as air quality standards for ozone, must be addressed immediately. Where goals will be met in the longer term (e.g. water clarity, old growth), progress lines for threshold attainment and maintenance must be created.

#### M. Reviewing and Strengthening the Thresholds

The Lake Tahoe’s conservation community believes that TRPA needs to proceed first in seeking to develop a new 20-year regional plan by performing a comprehensive review and strengthening of its thresholds. At a minimum, the agency should complete, in accordance with the best available science, the amendment of any threshold that is found “not sufficient to maintain a significant value of the Region” within the meaning of Resolution 82-11, and the adoption of any additional thresholds that may be required to maintain a significant value of the region within the meaning of the Compact (such as thresholds related to the threats posed by aquatic invasive species and wildfire). TRPA needs to revisit the five-year threshold reviews (1991, 1996, 2001, and 2006) as examples of measures that need to be examined as areas of concern. The agency must create

implementation measures and appropriate code changes that will result in threshold achievement.

Only after the foregoing tasks are completed, so that the agency and the communities of concern are assured that the agency's adopted thresholds are adequate to protect the values of the region, does it make sense to develop a new regional plan designed to achieve and maintain them. It would be necessary, in developing such a new regional plan, to consider a range of alternatives, each designed to emphasize different strategies to achieve and maintain the thresholds. The environmental documentation process should also evaluate the plan's *effectiveness* in achieving and maintaining the thresholds, rather than simply the approach.

We have attached a detailed matrix that includes our goal, policy, and implementation suggestions. The reproductions of the TRPA statements and implementation measures were prepared with the best publically available information from the TRPA and due to staff and Board changes over the last year, we note some of the information may be out-of-date. As with all alternatives to be analyzed, the ideas and concepts presented by the Conservation Community need to be subjected to rigorous scientific environmental analysis to determine if the policies and implementation measures are sufficient for Threshold achievement and maintenance.