

Performance Review & Implementation Scheduling

TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
PR-1 Coordination of review process coordinate all planning and development review activities with the affected jurisdiction and agencies.		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		Existing Implementation measures	
PR-1 Coordination of review process coordinate all planning and development review activities with the affected jurisdiction and agencies.		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		Existing Implementation measures	
PR-1 Coordination of review process coordinate all planning and development review activities with the affected jurisdiction and agencies.		PR-1.3 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.	PR-1.3 The Agency shall prescribe by ordinance those activities which have no <b>substantial individual or cumulative effects</b> on land, air, space or any other natural resources of the Region. Such identified activities will be exempt from TRPA review and approval.	Existing Implementation measures	
PR-1 Coordination of review process coordinate all planning and development review activities with the affected jurisdiction and agencies.		PR-1.4 TRPA shall identify the planning and review responsibilities of local, state and federal jurisdictions	4 TRPA shall identify the planning and review responsibilities of local, state and federal jurisdictions and work together towards enacting policy that achieves the environmental goals of the region including thresholds.	Existing Implementation measures	
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		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	ADD as #8 to policy PR-2.1: 8) Effectiveness of water quality projects implemented and completed in the vicinity of the parcel and area that would be affected by any runoff from the parcel. Effectiveness will be based on measured water quality data. Mere implementation of a water quality	Existing Implementation measures	

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<p>as infrastructure capacity and progress toward accomplishing water QU</p>		<p>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> <ol style="list-style-type: none"> <li>1) Relative erosion hazard (soil erodability, slope length and gradient, climatic conditions, surface roughness and mass wasting).</li> <li>2) Runoff potential (depth to seasonal high water table, percolation rate, permeability and depth to very slowly permeable layer).</li> <li>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).</li> <li>4) Water influence areas (proximity to and extent of disturbance in water influence areas).</li> <li>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).</li> <li>6) Ability to revegetate (climatic conditions and the available water holding capacity, fertility, texture, drainage and permeability of the soil).</li> <li>7) Need for water quality improvements in vicinity of parcel (stable roadside drainage channels, storm drainage system and stable cut and fill slopes).</li> </ol> <p>B. IPES shall include an element, separate from the criteria used for rating each parcel, to encourage 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</p>	<p>project will not be a substitute for actual measured data.                      Modify C (1) (d) of PR-2.1 as follows:                      d) Measured water quality benefits from 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 measured water quality improvement.</p>		

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		<p>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:                      1) A team of experts shall evaluate each vacant residential parcel using a standardized approach in accordance with IPES.                      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).                      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 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</p>			

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		<p>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> <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 allocation, may pursue a permit. Those below that level, if receiving an</p>			

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		<p>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 IPES line in that jurisdiction compared to the number that were deemed sensitive on January 1, 1986, does not exceed the following percentages.                      El Dorado 20 percent                      Placer 20 percent                      Douglas 33 percent                      Washoe 33 percent</li> <li>e) the level of compliance with conditions of project approvals within that jurisdiction is satisfactory;</li> </ul> <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>			

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		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.			
		NONE		N/A	
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		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.		Existing Implementation measures	
PR-3 Manage the growth of development consistent with progress toward meeting environmental thresholds.		PR-3.1 Upon Adoption Of This Plan And Every Five Years Thereafter, TRPA Shall Conduct An In depth Reevaluation Of This Plan In Comparison With Progress Toward Meeting The Environmental Threshold Carrying Capacities		Existing Implementation measures	

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<p>PR-3 Manage the growth of development consistent with progress toward meeting environmental thresholds.</p>		<p>PR-3.2 A maximum of 2,600 additional residential units may be authorized to receive permits for construction under this 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 exceed 200 units. 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>PR-3.2 A Maximum of 2,000 Additional Residential Units May Be Authorized To Receive Permits For Construction Under This Plan  <del>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.</del>  Modify: The allocations assigned yearly to each jurisdiction shall be linked to the local jurisdiction's performance on 1) <b>measured water quality benefits</b>, 2) permit compliance, 3) implementation of water quality improvement projects that contribute to achieving TMDL targets, and 4) Monitoring. 5) measurable progress toward threshold attainment and maintenance.</p>	<p>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.</p>	<p>PR.IMP-8 • Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes: Approximately between 0 to 2,000 new residential allocations would be made available based on measured progress towards threshold attainment and maintenance.  PR.IMP-9 • Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be available only in updated community plans assigned as receiving areas for bonus units.</p>
<p>PR-3 Manage the growth of development consistent with progress toward meeting environmental thresholds.</p>		<p>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.</p>	<p>Development of <b>the remaining</b> tourist accommodation units shall be allocated as follows from 0 to 342 based on measureable progress towards attainment of the thresholds and until at least 75 percent of the banked TAUs have been utilized.</p>	<p>PR.IMP-10 TAUs. The number of TAUs available would be the 342 TAUs remaining from the 1987 Regional Plan. There would be no new TAUs.</p>	

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<p>PR-3 Manage the growth of development consistent with progress toward meeting environmental thresholds.</p>		<p>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.</p> <p>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, and 3) Monitoring. The commercial floor are 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>	<p>The amount of CFA remaining from the 1987 Plan may be permitted and will be allocated as follows: No remaining CFA will be allocated until at least 70% of all vacant CFA as of 2010 has been utilized</p>	<p>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.</p> <p>* 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).</p> <p>* When sufficient progress toward TMDL interim targets is verified, irrevocable commitment projects would be required to be constructed prior to release of CFA.</p>	<p>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 appropriate community plans.</p>



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PR-3 Manage the growth of development consistent with progress toward meeting environmental thresholds.		<p>Same, re-numbered to policy PR-3.5: DI2.5</p> <p>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.</p>		Existing Implementation measures	
PR-4 Encourage consolidation of development through separate transfer of development rights and transfer of land coverage programs.		<p>PR-4.1</p> <p>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.</p> <p>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.</p> <p>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 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>		Existing Implementation measures	

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PR-4 Encourage consolidation of development through separate transfer of development rights and transfer of land coverage programs.		<p>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, transportation improvements, water quality improvements, scenic improvements, and accessory services provided.</p>		Existing Implementation measures	
PR-4 Encourage consolidation of development through separate transfer of development rights and transfer of land coverage programs.		<p>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:</p>	Refer to Land Use section.	Existing Implementation measures	Refer to Land Use section.

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		<p>(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 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 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</p>			

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		Environment Zone Subelement.			
PR-4 Encourage consolidation of development through separate transfer of development rights and transfer of land coverage programs.		<p>Same re-numbered to policy PR-4.4: DI3.4</p> <p>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 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.</p>		Existing Implementation measures	Refer to Land Use Section
PR-4 Encourage consolidation of development through separate transfer of development rights and transfer of land coverage programs.		<p>Same re-numbered to policy PR-4.5: DI3.5</p> <p>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</p>	Retirement of land coverage under the footprint of a transferred TAU or CFA shall be retired permanently	Existing Implementation measures	SEZ or class 1-3 parcels to have no new land coverage as a result of transfer of commodities off such sites.

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		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 notice or recordation, and other requirements TRPA deems necessary. All transfers shall be approved by the affected jurisdictions.			
PR-4 Encourage consolidation of development through separate transfer of development rights and transfer of land coverage programs.		Same, re-numbered to policy PR-4.6: D13.6 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.	Refer to policies regarding transfer in the land use section.	Existing Implementation measures	Environmental review must be made of both sending and receiving sites.
		Note: propose amendment to goal pr-5: Condition approvals for new development in the Tahoe Region on mitigation of potential environmental impacts <b>providing benefits.</b>			
PR-5 Condition approvals for new development in the Tahoe Region on mitigation of potential environmental impacts.		PR-5.1 All projects will completely offset their environmental threshold impacts.	PR-5.1 All projects will <del>completely offset their</del> <b>provide beneficial</b> environmental threshold benefits.	Existing Implementation measures	
PR-5 Condition approvals for new development in the Tahoe Region on mitigation of potential environmental impacts.		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	PR-5.2 New residential, commercial, tourist and public projects will <del>completely offset their</del> <b>provide</b> water quality impacts <b>benefits</b> through one of the following methods: A. Implementing off-site erosion and runoff control projects as a condition of project approval and	Existing Implementation measures	

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		<p>the Agency for implementing off-site erosion and runoff control projects. The amount of such contributions is established by Agency ordinance.</p> <p>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.</p>	<p>subject to Agency concurrence as to effectiveness, or</p> <p>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.</p> <p>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.</p>		
<p>PR-5 Condition approvals for new development in the Tahoe Region on mitigation of potential environmental impacts.</p>		<p>PR-5.3 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.</p>	<p>PR-53 All projects will <del>offset the</del> <b>reduce</b> transportation impacts of their <del>development.</del> in the Region, A. Implementing off-site air <del>quality control</del> <b>transportation</b> 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 <del>air quality</del> <b>transportation</b> improvement projects. The amount of such contributions is established by Agency ordinance based on actual costs for <del>air quality</del> <b>transportation</b> mitigation. <b>C. Contributing ongoing mitigation fees and/or transit services concurrent with ongoing trips associated with the project.</b></p>	<p>Existing Implementation measures</p>	<p>Projects must show local nexus not just payment of fees. I.e. shuttles to transport visitors etc.</p>

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			<p>Net benefit means that each project must produce a net benefit in applicable threshold standards that are out of attainment. The incremental net gains from each project must be calculated to bring the threshold standard into attainment within practicable span of time with immediate emphasis given to thresholds that impact human health. The agency in conjunction with a team of independent scientists will develop formulas for each attainment.</p>		<p>Projects will be evaluated based on net benefit.</p>

\*Alternative 4 policy statements were prepared with the best publically available information from the TRPA and some of the information may be out-of-date. Additionally, according to TRPA staff, some details are lacking in Alternative 4 that may have been fully developed in Alternative 2.

\*\*Similar to any RPU alternative, the Conservation Alternative needs to be subjected to the same rigorous environmental analysis to determine if its policies and implementation measures are sufficient for ETCC achievement and maintenance.

*Italics identify policy or implementation that were revised as part of the Milestone process – it is unclear from the documents provided if the changes are in reference to Alt 2 or both Alt 2 and Alt 4.*

The Conservation Alternative Policies and Implementation Measures and related code amendments must strengthen and implement restriction without variance procedures, exemptions, exceptions and will require enforcement in a timely manner.