

Stakeholder Alternatives Matrix Form

Public Services and Facilities

TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
PS1 Upgrade and expansion of facilities: public services and facilities should be allowed to upgrade and expand to support existing and new development consistent with the regional plan	Upgrade and expansion of facilities: public services and facilities should be allowed to upgrade and expand to support existing and new development consistent with the achievement and maintenance of the environmental carrying capacities.	PS-1.1 Public services and facilities will be allowed to upgrade and expand consistent with the land use element of the regional plan and federal, state, and local standards.	PS-1.1 Public services and facilities will may be allowed to upgrade and expand consistent with the carrying capacity of the Basin, attainment and maintenance of the thresholds land use element of the regional plan and federal, state, and local standards.	Existing implementation measures	
PS1 Upgrade and expansion of facilities: public services and facilities should be allowed to upgrade and expand to support existing and new development consistent with the regional plan		PS-1.2 Expansion of public services and facilities will be phased in to meet the needs of new development without creating inefficiencies from overexpansion or under-expansion.	PS-1.2 Expansion- Upgrades of public services and facilities will may be permitted to rehabilitate existing systems, employ newer/improved technology and redistribution services for projects such as redevelopment projects when such projects will result in progress towards threshold attainment and maintenance. Facilities will not be expanded in any way which supports substantial new population growth in the Region. phased in to meet the needs of new development without creating inefficiencies from overexpansion or under-expansion.	Existing implementation measures	
PS1 Upgrade and expansion of facilities: public services and facilities should be allowed to upgrade and expand to support existing and new development consistent with the regional plan		PS-1.3 All new development will employ appropriate devices to conserve water and reduce water consumption. Existing development will be retrofitted with water conservation devices on a voluntary basis in conjunction with a public education program operated by the utility districts or where mandatory for water purveyors at their limit of service.	PS-1.3 All new development will employ appropriate devices to conserve water and reduce water consumption. Existing development will be retrofitted with water conservation devices on a voluntary basis in conjunction with limits on water use, financial incentives for reduced consumption, and a public education program operated by the utility districts or where mandatory for water purveyors at their limit of service.	Existing implementation measures	ADD IMP: Water providers in the Basin will adopt a 'pay-by-use' policy in which water customers pay for water based on the amount used, in order to discourages wasteful practices.

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PS1 Upgrade and expansion of facilities: public services and facilities should be allowed to upgrade and expand to support existing and new development consistent with the regional plan		PS-1.4 Public service structures, such as high voltage utility lines and cellular phone towers, will be co-located with other services whenever possible. Avoid locating these structures in residential or sensitive scenic areas.	PS-1.4 Public service structures, such as high voltage utility lines and cellular phone towers, will be co-located with other services whenever possible. Avoid locating these new or redistributed utility lines structures in residential or sensitive scenic areas. New cellular towers will not be allowed in residential or sensitive scenic areas.	PS.IMP-1 Amend chapter 18, Permissible Uses and Chapter 30, Design to prohibit new high-voltage utility lines and telecommunication towers in residential neighborhoods and sensitive scenic areas. PS.IMP-2 Amend chapter 18, Permissible Uses and Chapter 30, Design to prohibit new high-voltage utility lines and towers that are not required to serve the Tahoe Basin. (i.e., lines that serves only areas outside the basin).	PS.IMP-1 Amend chapter 18, Permissible Uses and Chapter 30, Design to prohibit new high-voltage utility lines and telecommunication towers in residential neighborhoods and sensitive scenic areas. PS.IMP-2 Amend chapter 18, Permissible Uses and Chapter 30, Design to prohibit new high-voltage utility lines and towers that are not required to serve the Tahoe Basin. (i.e., lines that serves only areas outside the basin).
PS2 Adequacy and reliability: consider the existence of adequate and reliable public services and facilities in approving new development under the plan.	PS2 Adequacy and reliability: consider the existence of adequate and reliable public services and facilities in approving new development under the plan in accordance with the environmental threshold carrying capacities.	PS-2.1 No additional development requiring water will be allowed in any area, unless it can be demonstrated that there is adequate water supply within an existing water right.	PS-2.1 No additional development requiring water will be allowed in any area, unless it can be demonstrated that there is adequate water supply within a legally demonstrated existing water right.	PS. IMP-3 Amend Chapter 27 to implement the Truckee River Operating Agreement (TROA) limit on withdrawal of water from the Tahoe Region.	ADD IMP: No new or redevelopment project will be allowed to draw additional water supply from the Lake Tahoe region or result in a local water supplier drawing additional water from the Lake Tahoe region to support increased population created by the project.
PS2 Adequacy and reliability: consider the existence of adequate and reliable public services and facilities in approving new development under the plan.		PS-2.2 TRPA, water purveyors, and the states will monitor the use of water within the Tahoe region and evaluate conformance with within the Truckee river operating agreement (TROA) water withdrawal limit of 34,000 acre feet lakewide (11,000 acre feet in Nevada and 23,000 acre feet California	TRPA, water purveyors, and the states will monitor the use of water within the Tahoe region and annually evaluate conformance with within the Truckee river operating agreement (TROA) water withdrawal limit of 34,000 acre feet lakewide (11,000 acre feet in Nevada and 23,000 acre feet California	PS. IMP-3	
PS2 Adequacy and reliability: consider the existence of adequate and reliable public services and facilities in approving new development under the plan.		PS-2.3 No additional development requiring water will be allowed in any area unless there exists adequate storage and distribution systems to deliver a sufficient quantity and quality of water for domestic consumption and fire protection.	No additional development requiring water will be allowed in any area unless there already exists adequate storage and distribution systems to deliver a sufficient quantity and quality of water for domestic consumption and fire protection.	PS.IMP-4 Amend Chapter 27 to modify the waiver for fire water supply on new single-family dwelling permits in those areas where the existing water systems have inadequate water supply, pressure, and/or hydrants to allow for alternative fire protection designs that adequately comply with the intent of the adopted fire code. PS.IMP-5 to require that new development in urban areas be adequately served by fire hydrants (to be determined through consultation with the applicable local fire district and in compliance with the adopted fire code).	

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PS2 Adequacy and reliability: consider the existence of adequate and reliable public services and facilities in approving new development under the plan.		PS-2.4 To protect public drinking water TRPA will maintain maps of public drinking water sources including the minimum buffer zones of 600 feet for wells and springs or as appropriate zones of contribution and 1,320 feet for lake intakes or as determined by risk assessment (see policy WQ 2.7).	To protect public drinking water TRPA will maintain maps of public drinking water sources including the minimum buffer zones of 600 feet for wells and springs or as appropriate zones of contribution and 1,320 feet for lake intakes or as determined by a certified risk assessment (see policy WQ 2.7).	Existing implementation measures	
PS3 Liquid and solid waste management: prevent liquid and solid wastes from degrading Lake Tahoe and the surface and groundwaters of the region.	Liquid and solid waste management: prevent liquid and solid wastes from degrading Lake Tahoe and the surface and groundwaters of the region in accordance with the environmental threshold carrying capacities.	PS-3.1 The discharge of municipal or industrial wastewaters to the surface and groundwaters of the Tahoe region is prohibited, those systems without wastewater connections should be phased out (see policy WQ 1.16).	PS-3.1 The discharge of municipal or industrial wastewaters to the surface and groundwaters of the Tahoe region is prohibited, those systems without wastewater connections should will be phased out (see policy WQ 1.16).	PS.IMP-6 Require that all wastewater facilities be connected to the nearest sanitary sewer where feasible. Where determined by TRPA to be infeasible, all existing wastewater discharges, including gray-water discharges, must be contained, pumped out, and discharged to a sanitary-sewer system (see also the Water Quality Subelement and Code Chapter 81).	SAME
PS3 Liquid and solid waste management: prevent liquid and solid wastes from degrading Lake Tahoe and the surface and groundwaters of the region.		PS-3.2 All solid wastes will be exported from the region. Consolidation and transfer methods will be developed to achieve a reduction in the volume of wastes being transported to landfills.	All solid wastes will be exported from the region. Recycling, consolidation and transfer methods will be developed upgraded to achieve a reduction in the volume of wastes being transported to landfills.	Existing implementation measures	
PS3 Liquid and solid waste management: prevent liquid and solid wastes from degrading Lake Tahoe and the surface and groundwaters of the region.		PS-3.3 Wastewater providers with existing facilities located in the shorezone of Lake Tahoe or stream zones will be required to develop and implement system rehabilitation, relocation, and/or removal plans based on sanitary sewer system risk assessments to prevent sewer overflows.		PS.IMP-7 Amend Chapter 81.5.B to require all public wastewater agencies to prepare risk-based wastewater asset management plans that are consistent with federally mandated and state-mandated plans.	

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PS3 Liquid and solid waste management: prevent liquid and solid wastes from degrading Lake Tahoe and the surface and groundwaters of the region.		PS-3.4 All public wastewater agencies shall be required to develop and implement a risk-based sewer management plan, consistent with federal and state mandated plans, to prevent sanitary sewer overflows within the Lake Tahoe Basin.		PS.IMP-7	
PS3 Liquid and solid waste management: prevent liquid and solid wastes from degrading Lake Tahoe and the surface and groundwaters of the region.		PS-3.5 Garbage pick-up service will be mandatory throughout the region, and will be so structured to encourage clean-ups and recycling. A coordinated program to encourage recycling of waste products will be developed. Local jurisdictions are encouraged to require animal proof containers.	PS-3.5 Garbage pick-up service will be mandatory throughout the region, and will be so structured to encourage clean-ups and recycling. A coordinated program to encourage recycling of waste products will be developed. Local jurisdictions are encouraged to will require animal proof containers.	Existing implementation measures	<p>IMP: Local jurisdictions will adopt Animal Proof Container requirements for all areas of the Lake Tahoe Basin. Requirements will be sufficiently enforced; 100% compliance will be required within two years of adoption of the new Regional Plan.</p> <p>IMP: Local jurisdictions will develop rebate programs and/or other programs of assistance to help low and moderate-income families pay for purchase and installation of animal-proof containers.</p>
PS4 Educational and public safety services: to ensure protection of the public health, safety and general welfare of the region, educational and public safety services should be sized to be consistent with projected growth levels in this plan.	In accordance with achievement and maintenance of the environmental threshold carrying capacities, educational and public safety services: to ensure protection of the public health, safety and general welfare of the region, educational and public safety services should be sized to be consistent with projected growth levels in this plan.	PS-4.1 The impact on educational and public safety services will be considered when reviewing projects and plan amendments proposed within the region. to the extent feasible, adverse impacts will be mitigated as part of the review process.	PS-4.1 The impact on educational and public safety services will be considered when reviewing projects and plan amendments proposed within the region. to the extent feasible practicable , adverse impacts will be mitigated as part of the review process. If full mitigation is not possible, alternative project design and/or plan amendments must be evaluated.	Existing implementation measures	
PS4 Educational and public safety services: to ensure protection of the public health, safety and general welfare of the region, educational and public safety services should be sized to be		PS 4.2 Educational and emergency service organizations should anticipate and plan for projected demands and needs consistent with the Regional Plan and are encouraged to advise the agency when development potentials exceed current or anticipated service	PS 4.2 Educational and emergency service organizations should anticipate and plan for projected demands and needs consistent with the Regional Plan and are encouraged to advise the agency when development potentials exceed current or anticipated service capabilities or capacities. TRPA will ensure such	Existing implementation measures	

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consistent with projected growth levels in this plan.		capabilities or capacities.	organizations are informed of any modifications to the Regional Plan, proposed projects or other proposed plans or changes which would affect the Basin's development potentials and/or need for services by these organizations.		

*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.