
TRPA Regional Plan Update

Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

January 27, 2010

Alternative 1	PR-1
Alternative 2	PR-2
Alternative 3	PR-46
Alternative 4	PR-90

Alternative 1 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 1 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (no changes are proposed)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures

Alternative 2 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 2 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	NONE	PR-1 COORDINATION OF REVIEW PROCESS COORDINATE ALL PLANNING AND DEVELOPMENT REVIEW ACTIVITIES WITH THE AFFECTED JURISDICTION AND AGENCIES.	N	Moved from Institutional Section	NONE	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	N	Moved from existing institutional section	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	NONE	PR-1	N	Moved from Institutional Section	NONE	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	N	Moved from existing institutional section	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	NONE	PR-2	N	Moved from Institutional Section	NONE	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	N	Moved from existing institutional section	Existing Implementation measures

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							will be exempt from TRPA review and approval.			
1.13.2 PR & IS/J. Hitchcock	NONE	NONE	PR-3	N	Moved from Institutional Section	NONE	PR-1.4 TRPA shall identify the planning and review responsibilities of local, state and federal jurisdictions	N	Moved from existing institutional section	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI1 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 QUALITY IMPROVEMENT PROGRAMS.	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 QUALITY IMPROVEMENT PROGRAMS.	U	Goal is re-numbered	DI1.1 UPON ADOPTION OF THIS PLAN, EVALUATION AND RANKING OF ALL VACANT RESIDENTIAL PARCELS UNDER AN INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES) SHALL BE UNDERTAKEN AND COMPLETED BY DECEMBER 31, 1988. COMMENCING ON JANUARY 1, 1989, NEW SINGLE-FAMILY DWELLING CONSTRUCTION SHALL BE EVALUATED IN ACCORDANCE WITH IPES. THIS SYSTEM SHALL RANK ALL VACANT RESIDENTIAL PARCELS WITH RESPECT TO THEIR	PR-2.1.1NEW 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 system based on the report entitled	A	Removed sections referencing initiation of IPES system	Existing Implementation measures

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						<p>RELATIVE ENVIRONMENTAL SUITABILITY FOR DEVELOPMENT.</p> <p>REVIEW OF PROJECTS UNDER IPES SHALL NOT COMMENCE UNTIL ALL PARCELS HAVE BEEN EVALUATED AND RANKED IN ACCORDANCE WITH IPES. THE STANDARDS SET FORTH IN GOAL #1, POLICY 2, OF THIS SUBELEMENT SHALL APPLY UNTIL IMPLEMENTATION OF IPES. NEW RESIDENTIAL CONSTRUCTION SHALL BE SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL #2, POLICY 2 OF THIS SUBELEMENT.</p> <p>A. IPES is an objective and scientific system based on the report entitled Individual Parcel Evaluation System (1986), which evaluates relative environmental suitability for development. IPES</p>	<p>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> <p>1) Relative erosion hazard (soil erodability, slope length and gradient, climatic conditions, surface roughness and mass wasting).</p> <p>2) Runoff potential (depth to seasonal high water table, percolation rate, permeability and depth to very slowly permeable layer).</p> <p>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).</p> <p>4) Water influence areas (proximity to and extent of</p>			

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						<p>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> <p>1) Relative erosion hazard (soil erodability, slope length and gradient, climatic conditions, surface roughness and mass wasting).</p> <p>2) Runoff potential (depth to seasonal high water table, percolation rate, permeability and depth to very slowly permeable layer).</p> <p>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).</p> <p>4) Water influence areas (proximity to and extent of disturbance in water influence areas).</p> <p>5) Condition of watershed (extent to which watersheds and</p>	<p>disturbance in water influence areas).</p> <p>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).</p> <p>6) Ability to revegetate (climatic conditions and the available water holding capacity, fertility, texture, drainage and permeability of the soil).</p> <p>7) Need for water quality improvements in vicinity of parcel (stable roadside drainage channels, storm drainage system and stable cut and fill slopes).</p> <p>B. IPES shall include an element, separate from the criteria used for rating each parcel, to encourage physical 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</p>			

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						<p>intervening drainage areas conform to land coverage allowances set forth in the land capability system, hydrologic characteristics and known sediment/nutrient production).</p> <p>6) Ability to revegetate (climatic conditions and the available water holding capacity, fertility, texture, drainage and permeability of the soil).</p> <p>7) Need for water quality improvements in vicinity of parcel (stable roadside drainage channels, storm drainage system and stable cut and fill slopes).</p> <p>B. IPES shall include an element, separate from the criteria used for rating each parcel, to encourage physical 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</p>	<p>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 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:</p> <p>1) A team of experts shall evaluate each vacant residential parcel using a standardized approach in accordance with IPES.</p> <p>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</p>			

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						<p>water quality improvements. The extra consideration for off-site work shall result in benefits that fully offset the difference 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:</p> <p>1) A team of experts shall evaluate each vacant residential parcel using a standardized approach in accordance with IPES.</p> <p>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</p>	<p>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).</p> <p>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.</p> <p>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</p>			

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						<p>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).</p> <p>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.</p> <p>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</p>	<p>parcel containing the identified building site. If this 1/3 acre contains an SEZ, the procedures set forth in (a) above shall be followed.</p> <p>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 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</p>			

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						<p>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.</p> <p>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 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</p>	<p>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</p>			

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						<p>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</p>	<p>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 allocation, may exercise the options listed below:</p> <p>a) transfer the allocation in accordance with policies in Goal #3 of this Subelement.</p> <p>b) relinquish the allocation and wait for the level to drop to include the parcel within the top rank.</p> <p>c) transfer other development rights as permitted elsewhere in the Plan.</p>			

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						rankings are officially adopted except as otherwise provided in (d) and (e) above. 3) The Agency shall establish a level in the numerical ranking immediately above the most sensitive parcels, based on recommendations from a technical committee. 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 allocation, may exercise the options listed below: a) transfer the allocation in accordance with policies in Goal #3 of this Subelement. b) relinquish the allocation and wait for the level to drop to include the parcel within the top rank. c) transfer other	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: 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; b) a monitoring program for that jurisdiction is in place in accordance with the Monitoring and Evaluation Subelement; c) demonstrable progress is being made on capital improvement programs for water quality within that jurisdiction (see Monitoring and Evaluation Subelement); d) there is a satisfactory rate of reduction in the inventory of vacant sensitive parcels. The IPES line shall not			

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						development rights as permitted elsewhere in the Plan. 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: 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; b) a monitoring program for that jurisdiction is in place in accordance with the Monitoring and Evaluation Subelement; c) demonstrable progress is being made on capital improvement programs for water quality within that jurisdiction (see Monitoring and Evaluation Subelement); d) there is a satisfactory rate of reduction in the inventory of vacant sensitive parcels. The	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 e) the level of compliance with conditions of project approvals within that jurisdiction is satisfactory; 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. 7) Allowable land coverage for parcels evaluated under IPES shall be a function of the parcel's IPES rating as set forth in			

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						<p>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.</p> <p>El Dorado 20 percent Placer 20 percent Douglas 33 percent Washoe 33 percent</p> <p>e) the level of compliance with conditions of project approvals within that jurisdiction is satisfactory;</p> <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> <p>7) Allowable land coverage for parcels</p>	Goal #3, Policy 1.C. of the Land Use Subelement.			

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						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.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.2 THRU DECEMBER 31, 1988, UNTIL THE INDIVIDUAL PARCEL EVALUATION SYSTEM IS IMPLEMENTED, AN INTERIM SYSTEM SHALL BE UTILIZED FOR REVIEW OF VACANT RESIDENTIAL PARCELS, SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL #2, POLICY 2 OF THIS SUBELEMENT.	NONE	D	Interim allocation system referenced in the Policy DI1.2 has expired.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.3 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. ORDINANCES SHALL SET FORTH PROVISIONS FOR	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.	A	Policy is re-numbered and amended to include an adequate fire flow criteria.	Existing Implementation measures

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						THE WAIVER OF THE PAVED ROAD CRITERIA.	ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF THE PAVED ROAD CRITERIA.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI2 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	PR-3 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	U	Goal is re-numbered	DI2.1 IN 1992 AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	PR-3.1 UPON ADOPTION OF THIS PLAN AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES	A	Policy is re-numbered and amended for clarity.	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.2 A MAXIMUM OF 2,000 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE FIRST SIX YEARS OF THE PLAN, EXCEPT THAT THIS LIMITATION	PR-3.2 A MAXIMUM OF 4,000 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION UNDER THIS PLAN PLAN, EXCEPT THAT THIS	A	Policy is re-numbered and amended to reflect the release of new residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from	PR.IMP-1 Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes: * Approximately 4,500 new residential allocations would be made available. * Allocations from the

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						SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. SUBJECT TO THE PROVISIONS BELOW, ANY ALLOCATIONS WHICH ARE NOT UTILIZED MAY BE REALLOCATED BY THE LOCAL JURISDICTION. THE ALLOCATION OF THESE PERMITS SHALL BE MADE AS FOLLOWS:	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		the 1987 Regional Plan.	Allocation Pool can be used for the Resident Occupancy Program. * An additional criterion would be added to the Performance Review System, creating a performance target for affordable housing development. * Moderate Income Housing units will be exempted from the allocation requirement. * Modify existing performance criteria for EIP projects to link jurisdictions' performance rating – and therefore the number of annual Residential Allocations they receive – to achievement of TMDL interim targets. PR.IMP-2 Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as Town Centers and Tourist Centers.

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							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.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.3 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION BONUS UNITS MAY BE PERMITTED. (SEE POLICY 9 FOR 200 ADDITIONAL TOURIST ACCOMMODATION UNIT ALLOCATIONS.) (See Goal #3, of the Development and Implementations	PR-3.3 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION BONUS UNITS MAY BE PERMITTED UNDER THIS PLAN. DEVELOPMENT OF ADDITIONAL TOURIST	A	Policy is re-numbered and amended to reflect the release of new residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987	PR.IMP-3 TAUs. The number of TAUs available would be the 342 TAUs remaining from the 1987 Regional Plan same plus 200 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1.

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						Priorities Subelement.)	ACCOMMODATION UNITS SHALL BE ALLOCATED AS FOLLOWS: A. A maximum of 100 additional tourist accommodation bonus units may be permitted during the first five years of the plan. 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. An additional 100 tourist accommodation bonus units shall be reserved until the first 100 units are used.		Regional Plan.	
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.4 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED. (SEE POLICY 8 FOR ADDITIONAL COMMERCIAL FLOOR AREA ALLOCATIONS.)	PR-3.4 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED UNDER THIS PLAN.	A	Policy is re-numbered and amended to reflect the release of new additional commercial floor area for the updated plan.	PR.IMP-4 Additional CFA plus the CFA remaining in the 1987 Regional Plan (see Alternative 1) would be available as follows: * Special Projects CFA. An additional 200,000 square feet of CFA would be available for special projects located within

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						DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:\	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. A. A maximum of 100,000 of additional commercial floor area may be permitted during the first five years of the plan. The release of the commercial floor area shall be linked to the local			districts designated as Town Centers and Tourist Centers. * Transfer of Development CFA. An additional 200,000 square feet would be available for match for transfer of development from sensitive lands districts designated as PTOD areas. * EIP Linkage. Release of CFA between Year 1 and Year 5 would require a charter agreement setting forth the strategy and schedule to achieve EIP local funding revenue targets. This agreement would be signed by all EIP partners prior to any initial distributions of new allocations under this Plan. * TMDL Linkage. Release of development allocations beyond Year 5 would be determined by evaluating the success of these implementing strategies and progress toward TMDL interim targets (see also EIP Subelement). * Once a charter agreement is signed,

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							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 to Special Projects located with designated Nodes, 2) 50,000 square feet shall be retained by TRPA for distribution in conjunction with a transfer of development, and 3) 10,000 square feet shall be distributed to community plans by ordinance based on a jurisdiction's performance in accomplishment of environmental improvements set forth in the adopted community plans. The 10,000 square			the existing requirement that irrevocable commitments to implement water quality EIP projects within Community Plans prior to release of CFA would be in effect.

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							<p>feet may be used outside community plan areas provided a local jurisdiction has adopted a commercial allocation system that assists in implementing Environmental Improvement Program projects outside community plan areas.</p> <p>B. Additional 300,000 square feet of commercial floor area shall be reserved by TRPA and may be authorized for release after the first five years. The release of additional commercial floor area shall be linked to the local jurisdiction's performance on; 1) adoption and implementation of a stormwater management plan, 2) permit compliance, 2) implementation of EIP water quality improvement projects that</p>			

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							<p>contribute to achieving TMDL Targets, 3) Monitoring, and 4) achieving the interim 5-year TMDL load reduction targets.</p> <p>C. 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</p>			

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							exception for minor remodeling is limited to one project for a facility in a ten year period. D. Structures housing gaming shall be considered separately under the provisions set forth in the compact.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.5 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.	SAME, RE-NUMBERED TO POLICY PR-3.5	U	N/A	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.6 A MAXIMUM OF 1,500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1992 THROUGH 1996, INCLUSIVE. THIS LIMITATION SHALL	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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						NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. UNUSED ALLOCATIONS MAY BE REALLOCATED BY THE LOCAL JURISDICTIONS IN SUCCESSIVE YEARS THROUGH 1996. THE ALLOCATION OF THESE RESIDENTIAL UNITS SHALL BE MADE AS FOLLOWS:				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.7 A MAXIMUM OF 1500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1997 THROUGH 2001. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. UNUSED ALLOCATIONS FROM 1996 AND PRIOR YEARS SHALL NOT	NONE	d	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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Alternative 2 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING										
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						BE REISSUED TO THE LOCAL JURISDICTIONS. THE ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY IMPROVEMENTS, AND MONITORING. UNUSED ALLOCATIONS FROM 1997 AND LATER YEARS SHALL BE ASSIGNED TO AN ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO REWARD A JURISDICTION'S GOOD PERFORMANCE AND TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF				

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						ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED BY TRPA.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.8 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED AFTER 1997. DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:	NONE		Policy has expired. See new Policy PR-3.4 for updated allocation schedule.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.9 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE	NONE		Policy has expired. See new Policy PR-3.3 for updated allocation schedule.	N/A

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						PERMITTED AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.10 A MAXIMUM OF 1475 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 2002 THROUGH 2006. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE ASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. ALL UNALLOCATED OR DEDUCTED ALLOCATIONS SHALL NOT BE PLACED INTO THE ALLOCATION POOL. THE	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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						<p>ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY EIP IMPROVEMENTS, AND MONITORING AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED BY TRPA.</p>				

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1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.11 FROM JANUARY 1, 2007, THE MAXIMUM ADDITIONAL RESIDENTIAL UNITS THAT MAY BE AUTHORIZED IS EQUAL TO THE NUMBER OF UNITS IN THE ALLOCATION POOL CARRIED OVER FROM 2006 PLUS THE 236 UNUSED PRIOR TO 1996 ALLOCATIONS THAT SHALL BE ADDED TO THE POOL. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE REASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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						<p>PARCELS TO RECEIVE AN ALLOCATION, APPLICANTS FOR MODERATE HOUSING UNITS UNDER THE MODERATE HOUSING PROGRAM TO RECEIVE ALLOCATIONS, AND FOR LOCAL JURISDICTIONS TO EARN ALLOCATIONS FOR ANNUAL DISTRIBUTION. ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY IMPROVEMENTS AND MONITORING, AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR FOR LOCAL JURISDICTIONS SHALL NOT EXCEED</p>				

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						THE FOLLOWING:				
1.13.2 PR & IS/J. Hitchcock	NONE	DI3 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	PR-4 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	U	Goal is re-numbered	DI3.1 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. 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.	PR-4.1 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. 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	A	Policy re-numbered and amended for consistency with updated allocations numbers.	Existing Implementation measures

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						<p>B. As provided in Goal #2 of this subelement and Goal #2 of the Land Use Subelement, up to 1,400 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 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</p>	<p>residential allocation in accordance with the provisions regarding those allocations. 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</p>			

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						granted for projects designed to house local residents at median income or below.	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.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.2 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.	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	A	Policy re-numbered and amended for clarity.	Existing Implementation measures

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						<p>B. §As provided in Goal #2 of this subelement and Goal #2 of the land Use Subelement, up to 400 additional units may be granted as bonus units 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>	<p>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,</p>			

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							water quality improvements, scenic improvements, and accessory services provided.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.3 LAND COVERAGE MAY BE TRANSFERRED AS SET FORTH IN GOAL #3, POLICY 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	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	A	Policy re-numbered and amended for clarity.	Existing Implementation measures

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						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: (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. 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	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: (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. B. Coverage transferred or used as mitigation to			

Alternative 2 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 2 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>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</p>	<p>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</p>			

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						<p>commercial coverage over 50 percent, as set forth in the Land Use Subelement Goal #3, Policy 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 Goal #1, Policy 5, of the Stream Environment Zone Subelement.</p>	<p>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>			

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							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 Environment Zone Subelement.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.4 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	SAME RE-NUMBERED TO POLICY PR-4.4	A	Policy re-numbered	Existing Implementation measures

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						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				

Alternative 2 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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						transferred.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.5 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 RETIRED. In restricting or retiring a parcel, the implementing ordinances shall consider the retirement of all bonded indebtedness, site restoration, removal of	SAME RE-NUMBERED TO POLICY PR-4.5	A	Policy re-numbered	Existing Implementation measures

Alternative 2 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 2 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING										
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						future development potential, disclosure statements, public notice or recordation, and other requirements TRPA deems necessary. All transfers shall be approved by the affected jurisdictions.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.6 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.	SAME, RE-NUMBERED TO POLICY PR-4.6	A	Policy re-numbered	Existing Implementation measures

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1.13.2 PR & IS/J. Hitchcock		DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threshold impacts.	NONE	PR-5.1 ALL PROJECTS WILL COMPLETELY OFFSET THEIR ENVIRONMENTAL THRESHOLD IMPACTS.	N	New policy proposed to require projects to address all impacts to thresholds and not just air quality and water quality.	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threshold impacts.	DI4.1 NEW RESIDENTIAL, COMMERCIAL, AND PUBLIC PROJECTS SHALL 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 the Agency for implementing off-site erosion and runoff control projects. The amount of such	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 the Agency for implementing off-site erosion and runoff control projects. The amount of such	A	Amended policy adds tourist projects to also offset their water quality impacts.	Existing Implementation measures

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Alternative 2 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING										
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						contributions is established by Agency ordinance. 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.	contributions is established by Agency ordinance. 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.			
1.13.2 PR & IS/J. Hitchcock		DI4	PR-5	A	Goal is broadened to address all environmental threshold impacts.	DI4.2 ALL PROJECTS SHALL OFFSET THE TRANSPORTATION AND AIR QUALITY IMPACTS OF THEIR DEVELOPMENT.	PR-53 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	A	Amended for clarity.	Existing Implementation measures

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							established by Agency ordinance based on actual costs for air quality mitigation.			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI1 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 QUA	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	U	Goal is re-numbered	DI1.1 UPON ADOPTION OF THIS PLAN, EVALUATION AND RANKING OF ALL VACANT RESIDENTIAL PARCELS UNDER AN INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES) SHALL BE UNDERTAKEN AND COMPLETED BY DECEMBER 31, 1988. COMMENCING ON JANUARY 1, 1989, NEW SINGLE-FAMILY DWELLIN	PR-2.1.1NEW 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 system based on the report entitled Individual Parcel Evaluation System (1986), which evaluates relative environmental suitability for development. IPES shall evaluate each	A	Removed sections referencing initiation of IPES system	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
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							parcel with respect to the criteria listed below. Details of IPES, including a rating system, shall be included in implementing ordinances. 1) Relative erosion hazard (soil erodability, slope length and gradient, climatic conditions, surface roughness and mass wasting). 2) Runoff potential (depth to seasonal high water table, percolation rate, permeability and depth to very slowly permeable layer). 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). 4) Water influence areas (proximity to and extent of disturbance in water influence areas). 5) Condition of watershed (extent to which watersheds and intervening drainage areas conform to land			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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							coverage allowances set forth in the land capability system, hydrologic characteristics and known sediment/nutrient production). 6) Ability to revegetate (climatic conditions and the available water holding capacity, fertility, texture, drainage and permeability of the soil). 7) Need for water quality improvements in vicinity of parcel (stable roadside drainage channels, storm drainage system and stable cut and fill slopes). B. IPES shall include an element, separate from the criteria used for rating each parcel, to encourage physical 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			

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							result in benefits that fully offset the difference 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. 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			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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							<p>construction to 5,000 square feet (See Goal #1, Policy 2, SEZ Subelement).</p> <p>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.</p> <p>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</p>			

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							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 weight given that factor in IPES and the degree of water quality improvement. 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. f) The rating of all parcels shall be based on the assumption that when developed, all required BMPs shall be installed and maintained. g) Property owners			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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							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. 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)			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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							above. 3) The Agency shall establish a level in the numerical ranking immediately above the most sensitive parcels, based on recommendations from a technical committee. 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 allocation, may exercise the options listed below: a) transfer the allocation in accordance with policies in Goal #3 of this Subelement. b) relinquish the allocation and wait for the level to drop to include the parcel within the top rank. c) transfer other development rights as permitted elsewhere in the Plan.			

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							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: <ul style="list-style-type: none"> 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; b) a monitoring program for that jurisdiction is in place in accordance with the Monitoring and Evaluation Subelement; c) demonstrable progress is being made on capital improvement programs for water quality within that jurisdiction (see Monitoring and Evaluation Subelement); d) there is a satisfactory rate of reduction in the inventory of vacant sensitive parcels. The 			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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							<p>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.</p> <p>EI Dorado 20 percent Placer 20 percent Douglas 33 percent Washoe 33 percent</p> <p>e) the level of compliance with conditions of project approvals within that jurisdiction is satisfactory;</p> <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> <p>7) Allowable land coverage for parcels evaluated under IPES shall be a function of</p>			

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							the parcel's IPES rating as set forth in Goal #3, Policy 1.C. of the Land Use Subelement.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.2 THRU DECEMBER 31, 1988, UNTIL THE INDIVIDUAL PARCEL EVALUATION SYSTEM IS IMPLEMENTED, AN INTERIM SYSTEM SHALL BE UTILIZED FOR REVIEW OF VACANT RESIDENTIAL PARCELS, SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL #2, POLICY 2 OF THIS SUBELEMENT.	NONE	D	Interim allocation system referenced in the Policy DI1.2 has expired.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.3 TO APPROVE A PROJECT ON A PARCEL RATED AND RANKED BY IPES THE PARCEL MUST BE SERVED BY PAVED ROAD, WATER SERVICE, SEWER SERVICE	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	A	Policy is re-numbered and amended to include an adequate fire flow criteria.	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						AND ELECTRIC UTILITY. ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF THE PAVED ROAD CRITERIA.	AND ELECTRIC UTILITY AND HAVE ADEQUATE FIRE FLOW. ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF THE PAVED ROAD CRITERIA.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI2 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	PR-3 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	U	Goal is re-numbered	DI2.1 IN 1992 AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	PR-3.1 UPON ADOPTION OF THIS PLAN AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES	A	Policy is re-numbered and amended for clarity.	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.2 A MAXIMUM OF 2,000 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS	PR-3.2 A MAXIMUM OF 5,200 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS	A	Policy is re-numbered and amended to reflect the release of new residential allocations for	PR.IMP-4 Residential Allocations would continue to be allocated under the current system and regulatory structure. Approximately 5,200

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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						FOR CONSTRUCTION DURING THE FIRST SIX YEARS OF THE PLAN, EXCEPT THAT THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEM	FOR CONSTRUCTION UNDER THIS PLAN PLAN, EXCEPT THAT THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEM. 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		the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.	new residential allocations would be made available. PR.IMP-5 Residential Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan.

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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							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.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.3 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION	PR-3.3 A MAXIMUM OF 400 ADDITIONAL TOURIST ACCOMMODATION	A	Policy is re-numbered and amended to reflect the release of new	PR.IMP-6 TAUs. The number of TAUs available would be the 342 TAUs remaining from the 1987

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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						BONUS UNITS MAY BE PERMITTED. (SEE POLICY 9 FOR 200 ADDITIONAL TOURIST ACCOMMODATION UNIT ALLOCATIONS.) (See Goal #3, of the Development and Implementations Priorities Subelement.)	BONUS UNITS MAY BE PERMITTED UNDER THIS PLAN. DEVELOPMENT OF ADDITIONAL TOURIST ACCOMMODATION UNITS SHALL BE ALLOCATED AS FOLLOWS: A. A maximum of 100 additional tourist accommodation bonus units may be permitted during the first five years of the plan. 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. An additional 300 tourist accommodation bonus units shall be reserved until the first 100 units are used.		residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.	Regional Plan same plus 400 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1.

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	<p>DI2.4 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED. (SEE POLICY 8 FOR ADDITIONAL COMMERCIAL FLOOR AREA ALLOCATIONS.) DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:\</p>	<p>PR-3.4 A MAXIMUM OF 600,000 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</p>	A	Policy is re-numbered and amended to reflect the release of new additional commercial floor area for the updated plan.	<p>PR.IMP-7 CFA. 600,000 square feet of new CFA plus the CFA remaining in the 1987 Regional Plan (see Alternative 1) would be available for distribution as follows: * Community Plan CFA. An additional 300,000 square feet of CFA would be available for the 22 Community Plan areas and would be implemented through the existing allocation process. * Special Projects CFA. An additional 300,000 square feet of CFA would be available for use and implemented through the existing Special Projects provision in the Code. * 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). * When sufficient progress toward TMDL interim targets is verified, the</p>

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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							<p>communities.</p> <p>A. A maximum of 150,000 of additional commercial floor area may be permitted during the first five years 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) 75,000 square feet shall be retained by TRPA for distribution to Special Projects 2) 75,000 square feet shall be distributed to community plans by ordinance based on a jurisdiction's performance in accomplishment of</p>			<p>requirement that irrevocable commitments to implement water quality EIP projects within Community Plans prior to release of CFA would be in effect.</p>

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							environmental improvements set forth in the adopted community plans. B. Additional 450,000 square feet of commercial floor area shall be reserved by TRPA and may be authorized for release after the first five years. The release of additional commercial floor area shall be linked to the local jurisdiction's performance on; 1) adoption and implementation of a stormwater management plan, 2) permit compliance, 2) implementation of EIP water quality improvement projects that contribute to achieving TMDL Targets, 3) Monitoring, and 4) achieving the interim 5-year TMDL load reduction targets. C. The term			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							"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. D. Structures housing gaming			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							shall be considered separately under the provisions set forth in the compact.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.5 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.	SAME, RE-NUMBERED TO POLICY PR-3.5	U	N/A	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.6 A MAXIMUM OF 1,500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1992 THROUGH 1996, INCLUSIVE. THIS LIMITATION SHALL	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT.				
1.13.2 PR & IS/J. Hitchcock	NONE	D12	PR-3	U	Goal is re-numbered	DI2.7 A MAXIMUM OF 1500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1997 THROUGH 2001. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. UNUSED ALLOCATIONS FROM 1996 AND PRIOR YEARS SHALL NOT BE REISSUED TO THE LOCAL JURISDICTIONS. THE ALLOCATIONS ASSIGNED YEARLY TO EACH	NONE	d	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY IMPROVEMENTS, AND MONITORING. UNUSED ALLOCATIONS FROM 1997 AND LATER YEARS SHALL BE ASSIGNED TO AN ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO REWARD A JURISDICTION'S GOOD PERFORMANCE AND TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS				

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED BY TRPA.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.8 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED AFTER 1997. DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:	NONE		Policy has expired. See new Policy PR-3.4 for updated allocation schedule.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.9 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED	NONE		Policy has expired. See new Policy PR-3.3 for updated allocation schedule.	N/A

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.10 A MAXIMUM OF 1475 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 2002 THROUGH 2006. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE ASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. ALL UNALLOCATED OR DEDUCTED ALLOCATIONS SHALL NOT BE PLACED INTO THE ALLOCATION POOL. THE ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY EIP IMPROVEMENTS, AND MONITORING AND INCREASED TRANSIT OPERATIONS. THE</p>				

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED BY TRPA.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.11 FROM JANUARY 1, 2007, THE MAXIMUM ADDITIONAL RESIDENTIAL UNITS THAT MAY BE AUTHORIZED IS EQUAL TO THE NUMBER OF UNITS IN THE ALLOCATION POOL CARRIED	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>OVER FROM 2006 PLUS THE 236 UNUSED PRIOR TO 1996 ALLOCATIONS THAT SHALL BE ADDED TO THE POOL. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE REASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION, APPLICANTS FOR MODERATE HOUSING UNITS</p>				

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						UNDER THE MODERATE HOUSING PROGRAM TO RECEIVE ALLOCATIONS, AND FOR LOCAL JURISDICTIONS TO EARN ALLOCATIONS FOR ANNUAL DISTRIBUTION. ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY IMPROVEMENTS AND MONITORING, AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR FOR LOCAL JURISDICTIONS				

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						SHALL NOT EXCEED THE FOLLOWING:				
1.13.2 PR & IS/J. Hitchcock	NONE	DI3 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	PR-4 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	U	Goal is re-numbered	DI3.1 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 TH	PR-4.1 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. A. Residential development rights may be transferred with approval of TRPA. Residential development rights transferred from	A	Policy re-numbered and amended for consistency with updated allocations numbers.	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							undeveloped parcels may only be exercised on a receiving parcel, upon receiving a residential allocation in accordance with the provisions regarding those allocations. 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			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							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.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.2 TRANSFERS OF EXISTING TOURIST ACCOMMODATION UNITS INTO DESIGNATED AREAS MAY BE PERMITTED. A. Existing tourist accommodation units may be	PR-4.2 TRANSFERS OF EXISTING TOURIST ACCOMMODATION UNITS INTO DESIGNATED AREAS MAY BE PERMITTED. A. Existing tourist accommodation units may be	A	Policy re-numbered and amended for clarity.	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						transferred to designated areas, in conjunction with TRPA approval of a project. The buildings shall be removed	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			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							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.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.3 LAND COVERAGE MAY BE TRANSFERRED AS SET FORTH IN GOAL #3, POLICY 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,	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	A	Policy re-numbered and amended for clarity.	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						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: (1) including existing soft coverage or disturbed areas within the definition of coverage; (2) including potential coverage; and (3)	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: (1) including existing soft coverage or disturbed areas within the definition of coverage; (2)			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						redefining the hydrologic boundaries in that area. Potential coverage shall be defined as base coverage. 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. 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. D. TRPA, in cooperation with other agencies, shall establish a land	including potential coverage; and (3) redefining the hydrologic boundaries in that area. Potential coverage shall be defined as base coverage. 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. 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. D. TRPA, in			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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						coverage banking system. 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. E. Coverage transfers shall be at a ration 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 #3, Policy 2.B and	cooperation with other agencies, shall establish a land coverage banking system. 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. 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			

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						other ratios as set by this plan. F. Coverage transferred for a single-family house shall be from a parcel equal to, or more environmentally sensitive than, the receiving parcel. 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 Goal #1, Policy 5, of the Stream Environment Zone Subelement.	in the Land Use Subelement Goal LU-3, Policy LU-4.2.B and other ratios as set by this plan. F. Coverage transferred for a single-family house shall be from a parcel equal to, or more environmentally sensitive than, the receiving parcel. 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 Environment Zone Subelement.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.4 THE RESIDENTIAL PERMIT ALLOCATION	SAME RE-NUMBERED TO POLICY PR-4.4	A	Policy re-numbered	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>SYSTEM SHALL PERMIT THE TRANSFER OF BUILDING ALLOCATIONS FROM PARCELS LOCATED ON SENSITIVE LANDS TO MORE SUITABLE PARCELS.</p> <p>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.</p> <p>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</p>				

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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						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.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.5 BEFORE TRANSFER OF ANY DEVELOPMENT RIGHT OR LAND COVERAGE	SAME RE-NUMBERED TO POLICY PR-4.5	A	Policy re-numbered	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						<p>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 RETIRED.</p> <p>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</p>				

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						notice or recordation, and other requirements TRPA deems necessary. All transfers shall be approved by the affected jurisdictions.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.6 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	SAME, RE-NUMBERED TO POLICY PR-4.6	A	Policy re-numbered	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						PROCESS.				
1.13.2 PR & IS/J. Hitchcock		DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threhsold impacts.	NONE	PR-5.1 ALL PROJECTS WILL COMPLETELY OFFSET THEIR ENVIRONMENTAL THRESHOLD IMPACTS.	N	New policy proposed to require projects to address all impacts to thresholds and not just air quality and water quality.	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threhsold impacts.	DI4.1 NEW RESIDENTIAL, COMMERCIAL, AND PUBLIC PROJECTS SHALL 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	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 the Agency for implementing off-site	A	Amended policy adds tourist projects to also offset their water quality impacts.	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							erosion and runoff control projects. The amount of such contributions is established by Agency ordinance. 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.			
1.13.2 PR & IS/J. Hitchcock		DI4	PR-5	A	Goal is broadened to address all environmental threhsold impacts.	DI4.2 ALL PROJECTS SHALL OFFSET THE TRANSPORTATION AND AIR QUALITY IMPACTS OF THEIR DEVELOPMENT.	PR-53 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	A	Amended for clarity.	Existing Implementation measures

Alternative 3 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 3 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							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.			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI1 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 QUA	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	U	Goal is re-numbered	DI1.1 UPON ADOPTION OF THIS PLAN, EVALUATION AND RANKING OF ALL VACANT RESIDENTIAL PARCELS UNDER AN INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES) SHALL BE UNDERTAKEN AND COMPLETED BY DECEMBER 31, 1988. COMMENCING ON JANUARY 1, 1989, NEW SINGLE-FAMILY DWELLIN	PR-2.1.1NEW 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 system based on the report entitled Individual Parcel Evaluation System (1986), which evaluates relative environmental suitability for development. IPES shall evaluate each	A	Removed sections referencing initiation of IPES system	Existing Implementation measures

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							parcel with respect to the criteria listed below. Details of IPES, including a rating system, shall be included in implementing ordinances. 1) Relative erosion hazard (soil erodability, slope length and gradient, climatic conditions, surface roughness and mass wasting). 2) Runoff potential (depth to seasonal high water table, percolation rate, permeability and depth to very slowly permeable layer). 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). 4) Water influence areas (proximity to and extent of disturbance in water influence areas). 5) Condition of watershed (extent to which watersheds and intervening drainage areas conform to land			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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							coverage allowances set forth in the land capability system, hydrologic characteristics and known sediment/nutrient production). 6) Ability to revegetate (climatic conditions and the available water holding capacity, fertility, texture, drainage and permeability of the soil). 7) Need for water quality improvements in vicinity of parcel (stable roadside drainage channels, storm drainage system and stable cut and fill slopes). B. IPES shall include an element, separate from the criteria used for rating each parcel, to encourage physical 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			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							result in benefits that fully offset the difference 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. 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			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							<p>construction to 5,000 square feet (See Goal #1, Policy 2, SEZ Subelement).</p> <p>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.</p> <p>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</p>			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
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							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 weight given that factor in IPES and the degree of water quality improvement. 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. f) The rating of all parcels shall be based on the assumption that when developed, all required BMPs shall be installed and maintained. g) Property owners			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
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							<p>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)</p>			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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							<p>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 allocation, may exercise the options listed below:</p> <p>a) transfer the allocation in accordance with policies in Goal #3 of this Subelement.</p> <p>b) relinquish the allocation and wait for the level to drop to include the parcel within the top rank.</p> <p>c) transfer other development rights as permitted elsewhere in the Plan.</p>			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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							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: 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; b) a monitoring program for that jurisdiction is in place in accordance with the Monitoring and Evaluation Subelement; c) demonstrable progress is being made on capital improvement programs for water quality within that jurisdiction (see Monitoring and Evaluation Subelement); d) there is a satisfactory rate of reduction in the inventory of vacant sensitive parcels. The			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							<p>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.</p> <p>EI Dorado 20 percent Placer 20 percent Douglas 33 percent Washoe 33 percent</p> <p>e) the level of compliance with conditions of project approvals within that jurisdiction is satisfactory;</p> <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> <p>7) Allowable land coverage for parcels evaluated under IPES shall be a function of</p>			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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							the parcel's IPES rating as set forth in Goal #3, Policy 1.C. of the Land Use Subelement.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.2 THRU DECEMBER 31, 1988, UNTIL THE INDIVIDUAL PARCEL EVALUATION SYSTEM IS IMPLEMENTED, AN INTERIM SYSTEM SHALL BE UTILIZED FOR REVIEW OF VACANT RESIDENTIAL PARCELS, SUBJECT TO THE ALLOCATION LIMITS SET FORTH IN GOAL #2, POLICY 2 OF THIS SUBELEMENT.	NONE	D	Interim allocation system referenced in the Policy DI1.2 has expired.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI1	PR-2	U	Goal is re-numbered	DI1.3 TO APPROVE A PROJECT ON A PARCEL RATED AND RANKED BY IPES THE PARCEL MUST BE SERVED BY PAVED ROAD, WATER SERVICE, SEWER SERVICE	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	A	Policy is re-numbered and amended to include an adequate fire flow criteria.	Existing Implementation measures

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
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						AND ELECTRIC UTILITY. ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF THE PAVED ROAD CRITERIA.	AND ELECTRIC UTILITY AND HAVE ADEQUATE FIRE FLOW. ORDINANCES SHALL SET FORTH PROVISIONS FOR THE WAIVER OF THE PAVED ROAD CRITERIA.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI2 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	PR-3 MANAGE THE GROWTH OF DEVELOPMENT CONSISTENT WITH PROGRESS TOWARD MEETING ENVIRONMENTAL THRESHOLDS.	U	Goal is re-numbered	DI2.1 IN 1992 AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.	PR-3.1 UPON ADOPTION OF THIS PLAN AND EVERY FIVE YEARS THEREAFTER, TRPA SHALL CONDUCT AN INDEPTH REEVALUATION OF THIS PLAN IN COMPARISON WITH PROGRESS TOWARD MEETING THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES	A	Policy is re-numbered and amended for clarity.	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.2 A MAXIMUM OF 2,000 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS	PR-3.2 A MAXIMUM OF 2,600 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS	A	Policy is re-numbered and amended to reflect the release of new residential allocations for	PR.IMP-8 • Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

<p align="center">Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)</p>										
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						FOR CONSTRUCTION DURING THE FIRST SIX YEARS OF THE PLAN, EXCEPT THAT THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEM	FOR CONSTRUCTION UNDER THIS PLAN 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		the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.	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.

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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							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.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.3 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION	PR-3.3 A MAXIMUM OF 252 REMAINING TOURIST ACCOMMODATION	D	Policy is re-numbered and amended to reflect the release of new	PR.IMP-10 TAUs. The number of TAUs available would be the 342 TAUs remaining from the 1987

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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						BONUS UNITS MAY BE PERMITTED. (SEE POLICY 9 FOR 200 ADDITIONAL TOURIST ACCOMMODATION UNIT ALLOCATIONS.) (See Goal #3, of the Development and Implementations Priorities Subelement.)	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.		residential allocations for the updated plan. This policy also reflects the carry-over of 1,000 residential bonus units from the 1987 Regional Plan.	Regional Plan. There would be no new TAUs.
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.4 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS COMMERCIAL FLOOR AREA MAY BE PERMITTED. (SEE POLICY 8 FOR ADDITIONAL COMMERCIAL FLOOR AREA ALLOCATIONS.)	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	A	Policy is re-numbered and amended to reflect the release of new additional commercial floor area for the updated plan.	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

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
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						DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:\	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. 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)			floor area from sensitive lands to districts designated as Town Centers and Tourist Centers. * 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). * When sufficient progress toward TMDL interim targets is verified, irrevocable commitment projects would be required to be constructed prior to release of CFA.

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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							permit compliance, 2) implementation of water quality improvement projects that contribute to achieving TMDL targets, and 3) Monitoring. The commercial floor area shall be assigned as follows; 1) 40,000 square feet shall be retained by TRPA for distribution in conjunction with a transfer of development. 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			

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							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. C. Structures housing gaming shall be considered separately under the provisions set forth in the compact.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.5 THE DEVELOPMENT OF ADDITIONAL OUTDOOR RECREATIONAL USES SHALL BE PURSUANT TO SHORT- AND LONG-RANGE PROGRAMS. CRITERIA FOR INCLUSION IN THESE	SAME, RE-NUMBERED TO POLICY PR-3.5	U	N/A	Existing Implementation measures

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						PROGRAMS SHALL BE DEVELOPED BY ORDINANCE.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.6 A MAXIMUM OF 1,500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1992 THROUGH 1996, INCLUSIVE. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT.	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.7 A MAXIMUM OF 1500 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 1997 THROUGH 2001.	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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						THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. UNUSED ALLOCATIONS FROM 1996 AND PRIOR YEARS SHALL NOT BE REISSUED TO THE LOCAL JURISDICTIONS. THE ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY IMPROVEMENTS, AND MONITORING. UNUSED ALLOCATIONS FROM 1997 AND LATER YEARS SHALL BE ASSIGNED TO AN ALLOCATION				

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						POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO REWARD A JURISDICTION'S GOOD PERFORMANCE AND TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED BY TRPA.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.8 A MAXIMUM OF 400,000 SQUARE FEET OF ADDITIONAL GROSS	NONE	D	Policy has expired. See new Policy PR-3.4 for updated allocation schedule.	N/A

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						COMMERCIAL FLOOR AREA MAY BE PERMITTED AFTER 1997. DEVELOPMENT OF ADDITIONAL COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.9 A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM SENSITIVE LANDS.A MAXIMUM OF 200 ADDITIONAL TOURIST ACCOMMODATION UNITS MAY BE PERMITTED AFTER 1997 FOR SPECIAL PROJECTS THAT RETIRE TOURIST UNITS FROM	NONE	D	Policy has expired. See new Policy PR-3.3 for updated allocation schedule.	N/A

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						SENSITIVE LANDS.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI2	PR-3	U	Goal is re-numbered	DI2.10 A MAXIMUM OF 1475 ADDITIONAL RESIDENTIAL UNITS MAY BE AUTHORIZED TO RECEIVE PERMITS FOR CONSTRUCTION DURING THE YEARS 2002 THROUGH 2006. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS AS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS OF JANUARY 1 OF EACH YEAR SHALL BE ASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. ALL UNALLOCATED OR DEDUCTED ALLOCATIONS SHALL NOT BE PLACED INTO THE ALLOCATION	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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						POOL. THE ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY EIP IMPROVEMENTS, AND MONITORING AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR SHALL NOT EXCEED THE FOLLOWING, EXCEPT FOR ASSIGNMENT OF				

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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						ALLOCATIONS FROM THE ALLOCATION POOL ADMINISTERED BY TRPA.				
1.13.2 PR & IS/J. Hitchcock	NONE	D12	PR-3	U	Goal is re-numbered	DI2.11 FROM JANUARY 1, 2007, THE MAXIMUM ADDITIONAL RESIDENTIAL UNITS THAT MAY BE AUTHORIZED IS EQUAL TO THE NUMBER OF UNITS IN THE ALLOCATION POOL CARRIED OVER FROM 2006 PLUS THE 236 UNUSED PRIOR TO 1996 ALLOCATIONS THAT SHALL BE ADDED TO THE POOL. THIS LIMITATION SHALL NOT APPLY TO AFFORDABLE HOUSING UNITS DESCRIBED IN THE HOUSING SUBELEMENT. ALL UNUSED DISTRIBUTED ALLOCATIONS AS	NONE	D	Policy has expired. See new Policy PR-3.2 for updated allocation schedule.	N/A

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						<p>OF JANUARY 1 OF EACH YEAR SHALL BE REASSIGNED TO THE ALLOCATION POOL ADMINISTERED BY TRPA. THE ALLOCATION POOL SHALL BE USED TO ALLOW PROPERTY OWNERS WHO RETIRE SENSITIVE PARCELS TO RECEIVE AN ALLOCATION, APPLICANTS FOR MODERATE HOUSING UNITS UNDER THE MODERATE HOUSING PROGRAM TO RECEIVE ALLOCATIONS, AND FOR LOCAL JURISDICTIONS TO EARN ALLOCATIONS FOR ANNUAL DISTRIBUTION. ALLOCATIONS ASSIGNED YEARLY TO EACH JURISDICTION SHALL BE LINKED TO THE LOCAL</p>				

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						JURISDICTION'S PERFORMANCE ON PERMIT COMPLIANCE, IMPLEMENTATION OF WATER QUALITY AND AIR QUALITY IMPROVEMENTS AND MONITORING, AND INCREASED TRANSIT OPERATIONS. THE ALLOCATION AND DISTRIBUTION OF ALLOCATIONS EACH YEAR FOR LOCAL JURISDICTIONS SHALL NOT EXCEED THE FOLLOWING:				
1.13.2 PR & IS/J. Hitchcock	NONE	DI3 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	PR-4 ENCOURAGE CONSOLIDATION OF DEVELOPMENT THROUGH SEPARATE TRANSFER OF DEVELOPMENT RIGHTS AND TRANSFER OF LAND COVERAGE PROGRAMS.	U	Goal is re-numbered	DI3.1 TRANSFERS OF RESIDENTIAL DEVELOPMENT RIGHTS TO PARCELS IN AREAS DESIGNATED AS RECEIVING AREAS IN PLAN AREA STATEMENTS MAY BE PERMITTED. THE NUMBER OF DEVELOPMENT	PR-4.1 TRANSFERS OF RESIDENTIAL DEVELOPMENT RIGHTS TO PARCELS IN AREAS DESIGNATED AS RECEIVING AREAS IN PLAN AREA STATEMENTS MAY BE PERMITTED. THE	A	Policy re-numbered and amended for consistency with updated allocations numbers.	Existing Implementation measures

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						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. 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. B. As provided in Goal #2 of this subelement and Goal #2 of the Land Use Subelement, up to 1,400 bonus units may be granted to parcels for multi-residential units in conjunction with	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. 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. 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			

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						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 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	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			

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

Alternative 4 -- PERFORMANCE REVIEW AND IMPLEMENTATION SCHEDULING (same as Alternative 2 except for the following modification/additions)										
	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						median income or below.	improvements. More bonuses shall be granted for projects designed to house local residents at median income or below.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.2 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 #2 of this subelement and Goal #2 of the land Use Subelement, up	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	A	Policy re-numbered and amended for clarity.	Existing Implementation measures

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						to 400 additional units may be granted as bonus units 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.	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.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.3 LAND COVERAGE MAY BE	PR-4.3 LAND COVERAGE MAY BE	A	Policy re-numbered and amended for	Existing Implementation measures

Alternative 4 – Performance Review and Implementation Scheduling Goals, Policies, and Implementation Strategies

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						<p>TRANSFERRED AS SET FORTH IN GOAL #3, POLICY 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.</p> <p>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</p>	<p>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.</p> <p>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</p>	<p>clarity.</p>		

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						<p>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: (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</p>	<p>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: (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</p>			

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						<p>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</p>	<p>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</p>			

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						<p>programs pursuant to this policy. E. Coverage transfers shall be at a ration 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 #3, Policy 2.B and other rations as set by this plan. F. Coverage transferred for a single-family house shall be from a parcel equal to, or more environmentally sensitive than, the receiving parcel. G. In the case of individual parcels containing a stream environment zone (SEZ), the amount of coverage attributable to the</p>	<p>coverage and implement restoration programs pursuant to this policy. 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. F. Coverage transferred for a single-family house shall be from a parcel equal to, or more environmentally sensitive than, the receiving parcel. G. In the case of individual parcels containing a stream</p>			

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						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 Goal #1, Policy 5, of the Stream Environment Zone Subelement.	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 Environment Zone Subelement.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.4 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	SAME RE-NUMBERED TO POLICY PR-4.4	A	Policy re-numbered	Existing Implementation measures

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						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				

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						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.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.5 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	SAME RE-NUMBERED TO POLICY PR-4.5	A	Policy re-numbered	Existing Implementation measures

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						DEEMED INAPPROPRIATE FOR FUTURE DEVELOPMENT, THE ENTIRE PARCEL SHALL BE 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.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI3	PR-4	U	Goal is re-numbered	DI3.6 TRANSFERS OF DEVELOPMENT RIGHTS, OTHER THAN LAND COVERAGE, SHALL BE LIMITED TO EQUIVALENT	SAME, RE-NUMBERED TO POLICY PR-4.6	A	Policy re-numbered	Existing Implementation measures

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						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.				
1.13.2 PR & IS/J. Hitchcock	NONE	DI4 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	PR-5 CONDITION APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS	A	Goal is broadened to address all environmental threhsold impacts.	NONE	PR-5.1 ALL PROJECTS WILL COMPLETELY OFFSET THEIR ENVIRONMENTAL THRESHOLD IMPACTS.	N	New policy proposed to require projects to address all impacts to thresholds and not just air quality and water quality.	Existing Implementation measures
1.13.2 PR & IS/J. Hitchcock	NONE	DI4 CONDITION	PR-5 CONDITION	A	Goal is broadened to	DI4.1 NEW	PR-5.2 NEW RESIDENTIAL,	A	Amended policy adds tourist	Existing Implementation

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		APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON POSITIVE IMPROVEMENTS IN OFF-SITE EROSION AND RUNOFF CONTROL AND AIR QUALITY	APPROVALS FOR NEW DEVELOPMENT IN THE TAHOE REGION ON MITIGATION OF POTENTIAL ENVIRONMENTAL IMPACTS		address all environmental threhsold impacts.	RESIDENTIAL, COMMERCIAL, AND PUBLIC PROJECTS SHALL 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	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 the Agency for implementing off-site erosion and runoff control projects. The amount of such contributions is established by Agency ordinance. 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		projects to also offset their water quality impacts.	measures

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							ordinances and programs.			
1.13.2 PR & IS/J. Hitchcock	NONE	DI4	PR-5	A	Goal is broadened to address all environmental threshold impacts.	DI4.2 ALL PROJECTS SHALL OFFSET THE TRANSPORTATION AND AIR QUALITY IMPACTS OF THEIR DEVELOPMENT.	PR-53 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.	A	Amended for clarity.	Existing Implementation measures