Local Government Coordination

Regional Plan Implementation Committee

September 27, 2017

Overview

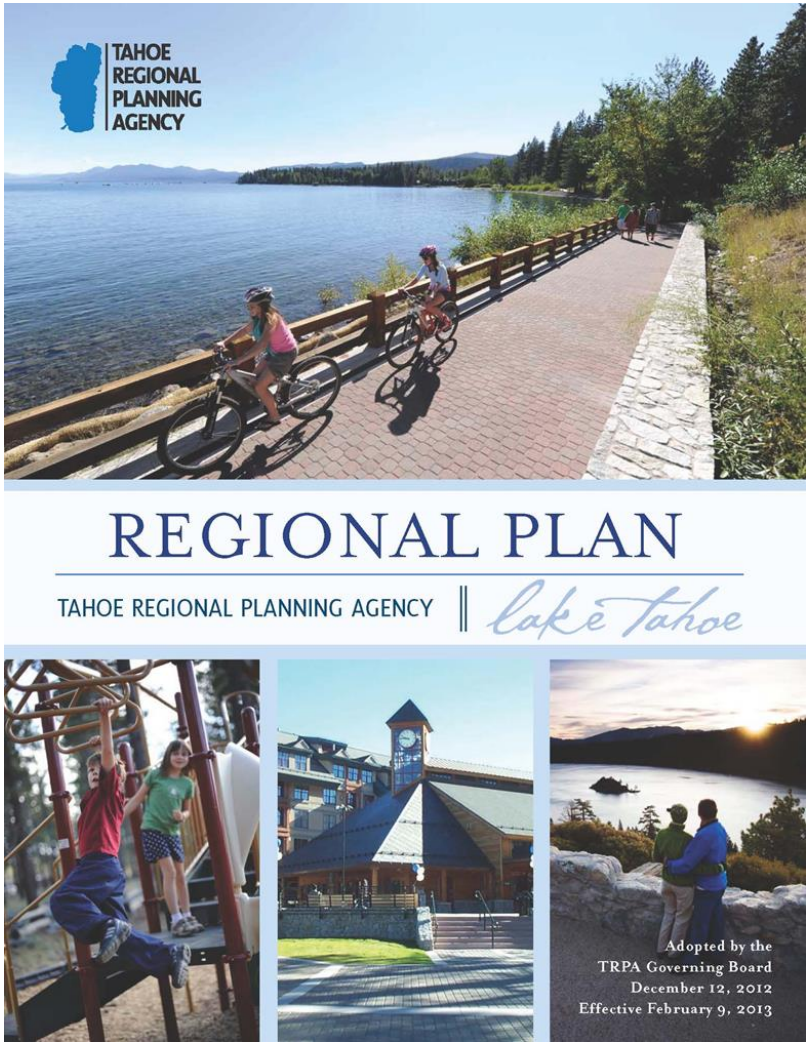
- Area Plan Overview
- MOU Review
- Four Year Recertification
- Area Plans Underway
- Recommended Actions
- Motions

Tahoe City Lodge
Placer County Tahoe Basin Area Plan

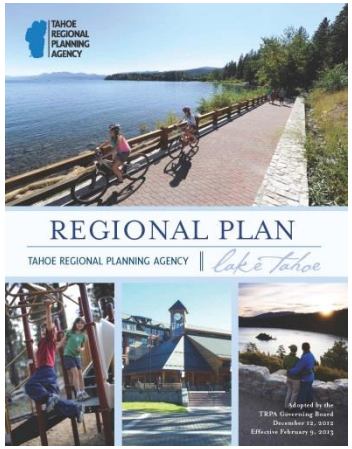
Regional Plan

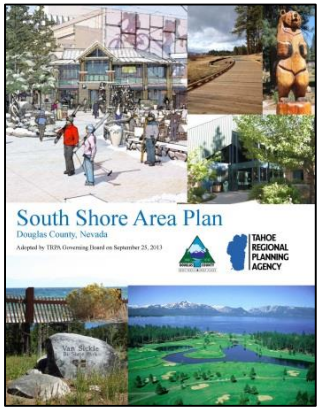
Regional Plan Update Priorities

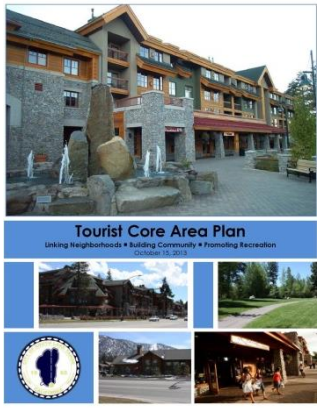
- Maintain Effective Programs
- Accelerate Environmental Threshold Gain
- Focus TRPA on Regional Priorities

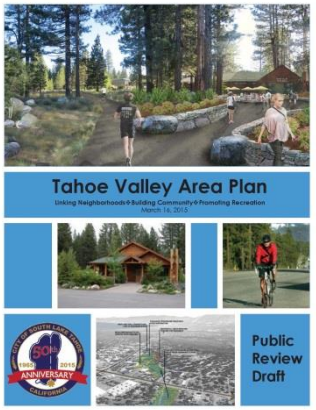


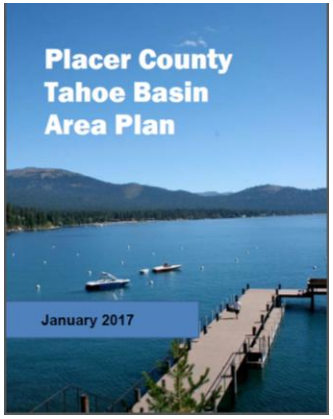
Area Plans











Implementing the Regional Plan Goals and Policies through Area Plans

Area Plans

Adopted

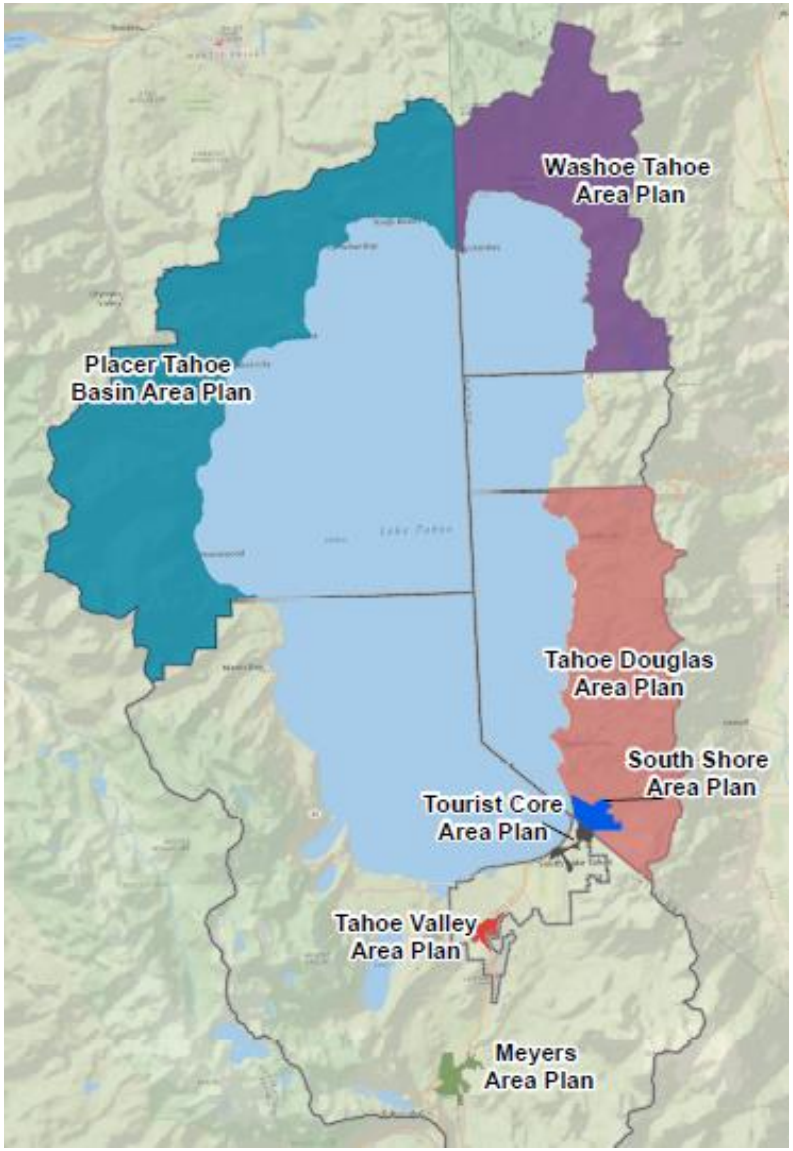
- South Shore Area Plan
- Tourist Core Area Plan
- Tahoe Valley Area Plan
- Placer County Tahoe Basin

Underway

- Meyers Area Plan
- Tahoe Douglas Area Plan
- Washoe Tahoe Area Plan

Achievements

- 23% of the total land area of the Tahoe Basin is within an Area Plan
- 68% of the land area within Town Centers is within an Area Plan



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TAHOE REGIONAL PLANNING AGENCY

South Shore Area Plan

Douglas County

Environmental Improvement

Burke Creek Restoration &
Realignment Project

Edgewood Lodge and Golf Course
Water Quality Improvement Project

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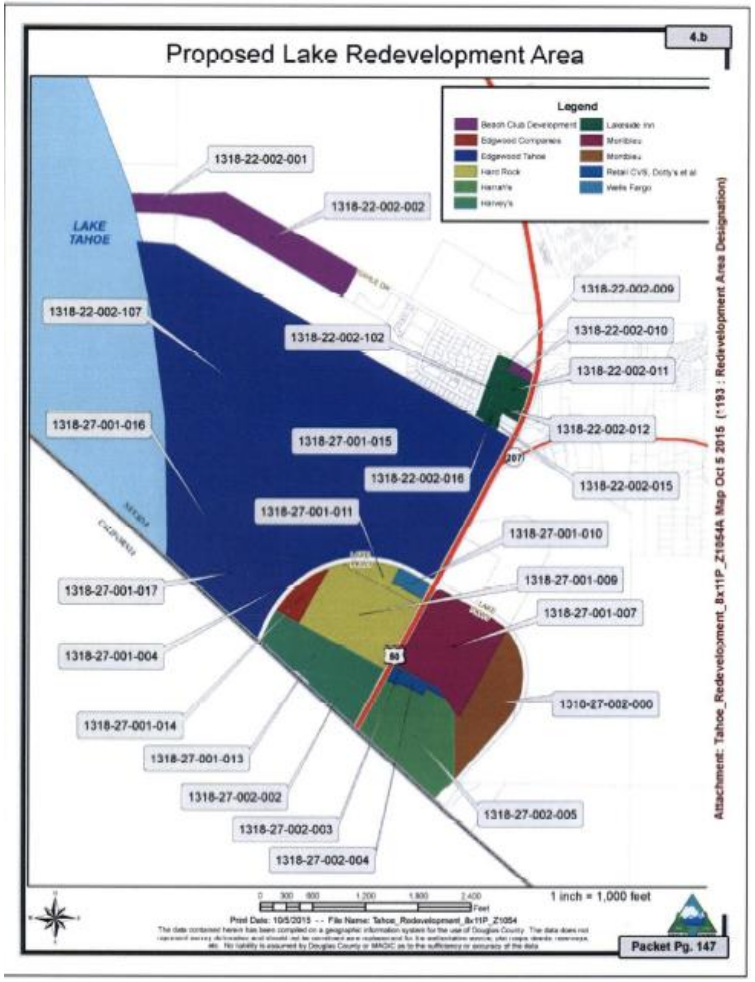
TAHOE REGIONAL PLANNING AGENCY

South Shore Area Plan

Douglas County

Investment + New Development



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TAHOE REGIONAL PLANNING AGENCY

Tourist Core Area Plan

City of South Lake Tahoe

Redevelopment = Transformation

The area across from the Gondola

The Chateau + Zalanta

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TAHOE REGIONAL PLANNING AGENCY

Tourist Core Area Plan

City of South Lake Tahoe

Redevelopment + Environmental Improvement

Bijou Market Plan (Whole Foods)

Bijou Creek Daylighted

Tahoe Valley Area Plan

City of South Lake Tahoe

Health + Economy

Center of Excellence at the Barton Memorial Hospital

Source: www.bartonhealth.org

Facilities Master Plan for Barton Memorial Hospital Adopted and Being Implemented

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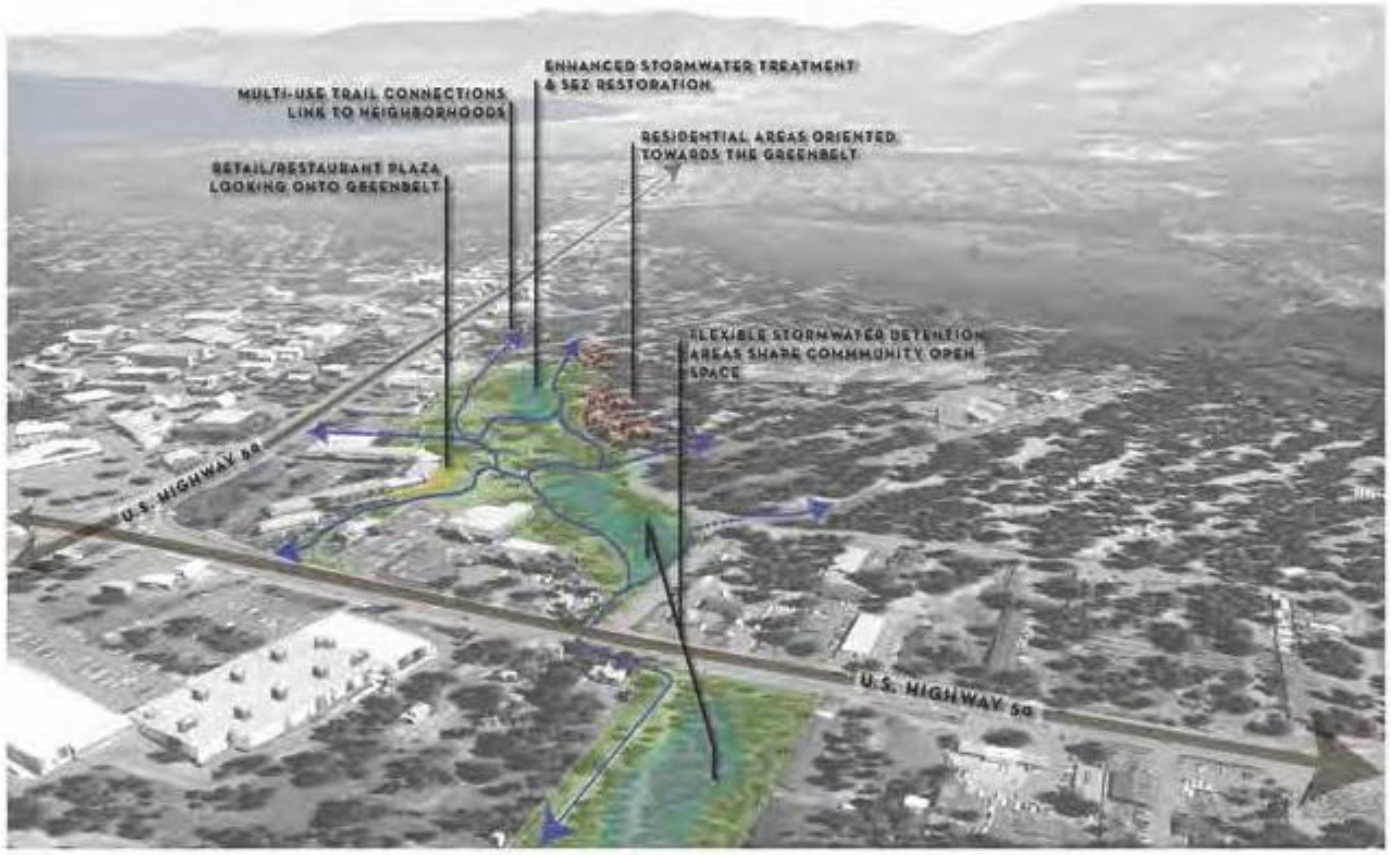
TAHOE REGIONAL PLANNING AGENCY

Tahoe Valley Area Plan

City of South Lake Tahoe

Greenbelt = Threshold Gain



Tahoe Valley Area Plan

City of South Lake Tahoe

Reuse + Revitalization = Active Community

The Crossings – Ale Works

South Lake Brewing Company

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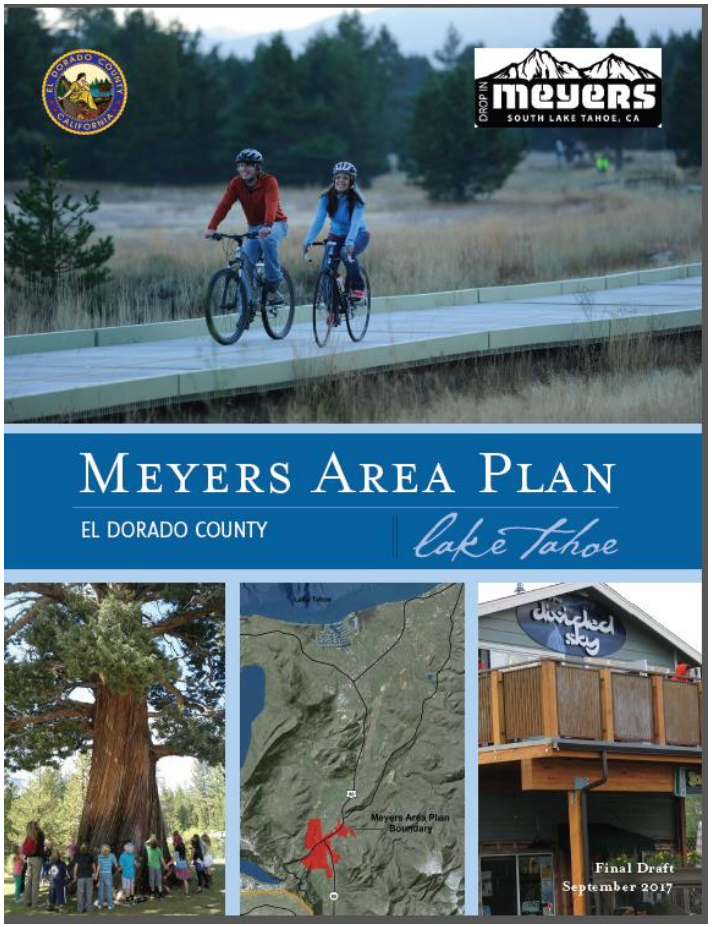
TAHOE REGIONAL PLANNING AGENCY

Placer County Tahoe Basin

Revitalization = Improving Tourist Experience

Tahoe City Lodge

Draft Meyers Area Plan



Highlights:

- Updates 20-year old policies
- Improves consistency between El Dorado and TRPA policies
- Promotes recreation and bicycle/pedestrian improvements
- Establishes zoning to better reflect current conditions
- Conserves land around the Upper Truckee River
- Formalizes a local citizens advisory council
- Integrates design standards and guidelines

Available at: https://edcgov.us/Government/Meyers

Draft Meyers Area Plan Schedule

Past Opportunities for Public Participation:

- 9 Public Workshops
- Series of Community Advisory Council meetings
- Informational Briefings at the Planning Commission, Board of Supervisor, and RPIC

Upcoming Opportunities for Public Participation:

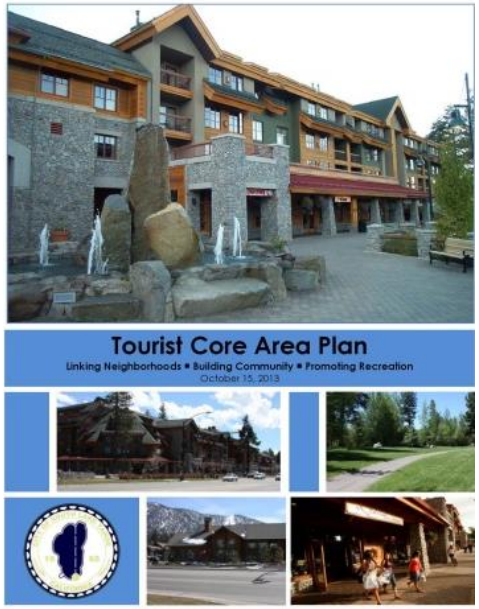
- 30 Day Public Comment Period
- RPIC Informational Briefing
- El Dorado Planning Commission
- El Dorado Board of Supervisors
- TRPA's Advisory Planning Commissions
- TRPA's RPIC
- TRPA's Governing Board

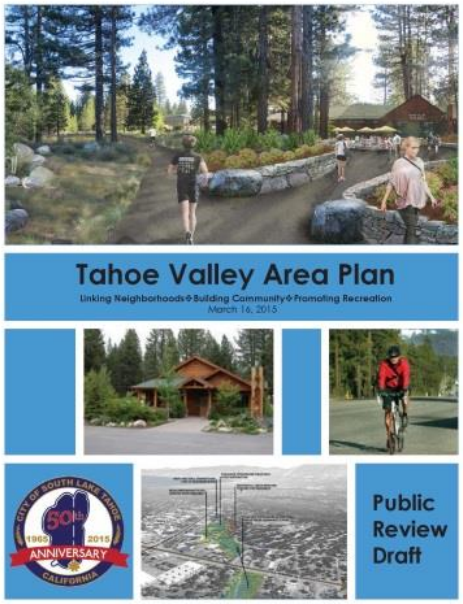
Streamlined Permitting

1) Memoranda of Understanding (MOU):
   - South Shore Area Plan MOU
   - City of South Lake Tahoe MOU
   - Placer County MOU *(moving forward)*
2) Procedural Guidelines
3) Training
4) Delegation
5) Monitoring
6) Annual Review

MOU Review

- Review MOUs that are in effect
- Review completed for City's MOU
- Certify, conditionally certify, or revoke all or part of an MOU





MOU Review

South Lake Tahoe MOU

Findings

- Procedural Improvements
- Training + Communication
- Area Plan Amendments

Recommendation

- Certify the MOU and direct Agency staff to continue to work with City staff to improve and streamline the permitting process

4-Year Recertification

Requirement

- Use load reduction plans for registered catchments to inform the four-year Area Plan recertification

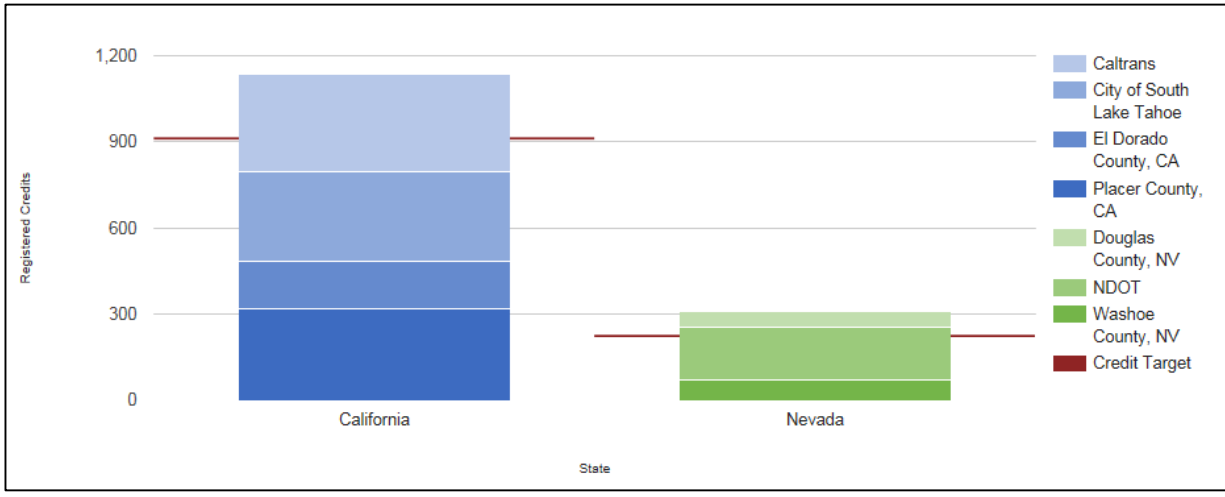
Finding

- All local jurisdictions with an Area Plan are meeting the requirements of their load reduction plans

Recommendation

- Recertify all Area Plans

TMDL 2016 Program Achievements



Source: stormwater.laketahoeinfo.org

Local Jurisdictions with Area Plans – 2016 TMDL Compliance

Credits	Douglas County	South Lake Tahoe	Placer County	Total
2016 Credit Target	41	190	260	**491**
Total Registered	53	209	277	**539**

Program Actions

1.1 Continue to work with local jurisdictions to accelerate environmental threshold gain through the development and implementation of Area Plans;

1.2 Continue to work with local jurisdictions on implementing delegation MOUs associated with adopted Area Plans to streamline permit processing;

1.3 Report on water quality BMPs issued and EIP projects completed in adopted Area Plans in annual Local Government Coordination Reports;

1.4 Report on coverage banking and retirement and the addition of new coverage in the Tahoe Basin in annual Local Government Coordination Reports; and

1.5 Consider Area Plan mobility strategies during the development or update of future Area Plans.

Motions

The following motions are recommended:

- A motion to recommend to the Governing Board re-certification of the City of South Lake Tahoe's MOU; and
- A motion to recommend that the Governing Board find that the City of South Lake Tahoe's Tourist Core and Tahoe Valley Area Plans, Douglas County's South Shore Area Plan, and Placer County's Tahoe Basin Area Plan are in conformance with their TMDL pollutant load reduction plans for registered catchments.

In addition, review and recommend implementation of staff's recommended action items for improving area planning coordination and implementation between TRPA and local jurisdictions in the Tahoe Region.