

# Area Plan Procedures and Guidance

Regional Plan Implementation Committee

December 18, 2019

# Area Plan Guidance

- Guidance resources
  - Area Plan Framework
  - Adoption Process
  - Development Guidelines
  - Lessons Learned
  - Code Ch. 13
- Consolidate, update
  - *Area Plan Development Handbook*

## Policy LU-4.13

TRPA shall take an active role in assisting with the development of conforming Area Plans to help ensure that Area Plans are in conformance with TRPA requirements.

# Expected Area Plan Activity in 2020

## New Area Plans

- **Washoe County Tahoe Area Plan**
  - All of Washoe County within the Tahoe Basin
  - Includes three Town Centers
- **Tahoe Douglas Area Plan**
  - All of Douglas County within the Tahoe Basin outside of the South Shore AP
- *Area Plan for South Lake Tahoe*
  - Preliminary discussions

## Amendments

- **Tourist Core Area Plan**
  - Two boundary amendments
- **Placer County Tahoe Basin Area Plan**
  - Amendments to comply with state housing mandates
- **South Shore Area Plan**
  - Boundary amendments and GHG strategy

# Area Plan Development Handbook

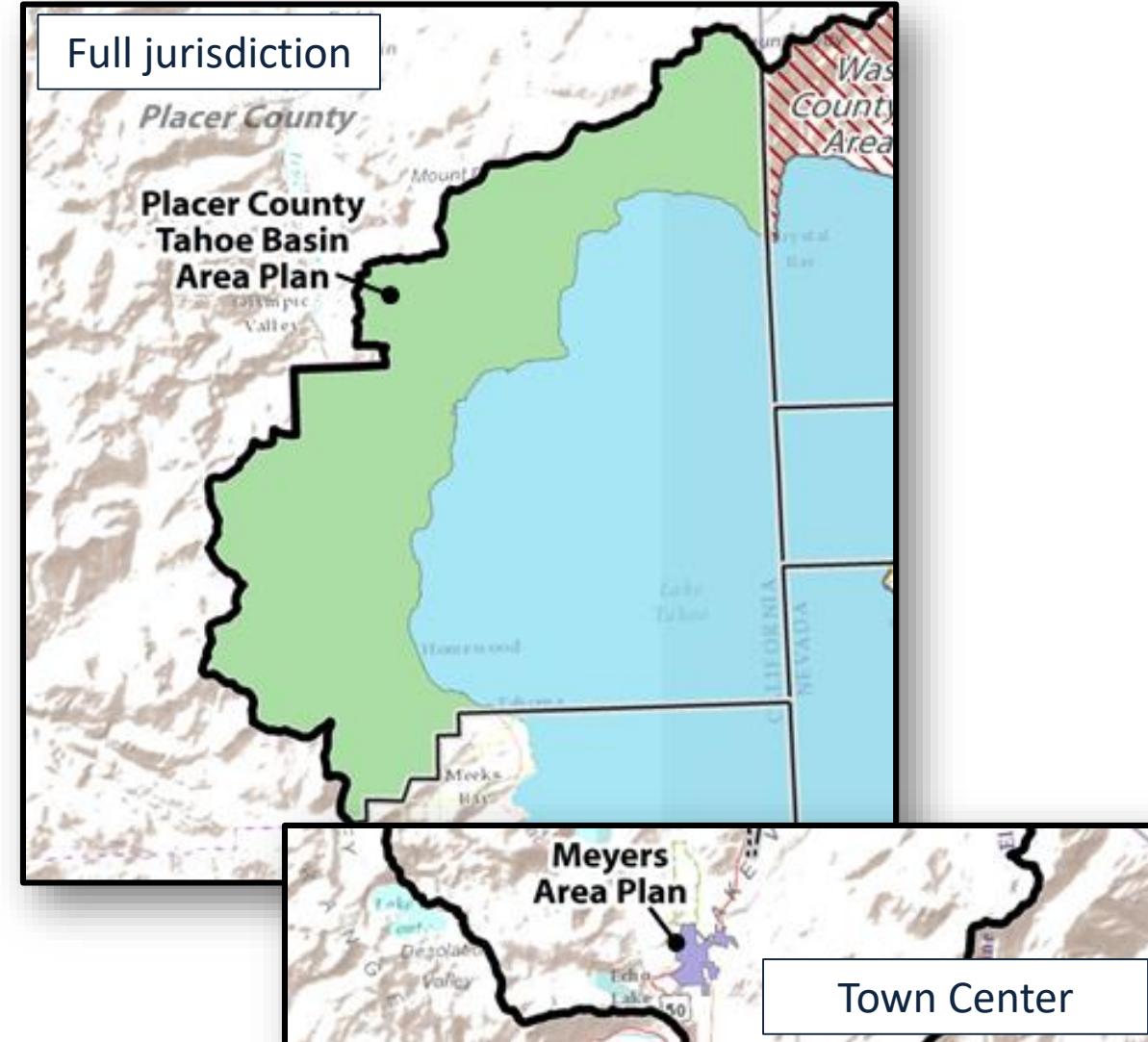
- Objectives:
  - Guide agency decision-making
  - Achieve consistency
  - Share what we've learned
- Key Features:
  - Discussion on scope
  - Advice on environmental review
  - Amendment procedure

## Handbook Contents

- Benefits of an area plan
- How to get started
- Required/recommended contents
- Mapping/GIS needs
- Environmental review
- Conformance review
- Delegation / MOU
- Area plan amendments

# Scope

- The scope an area plan is one of the most important decisions
  - **Geography:** Town center, or whole jurisdiction?
  - **Policy:** Keep existing regulations, or comprehensively amend?
- Decision affects budget, schedule, environmental review



# Environmental Review

- Projects may “tier” from the Regional Plan EIS.
  - Town Center incentives
- Keeping a log of changes is important.
- Best practices for environmental review.
  - Professional services
  - Technical studies



# Area Plan Amendments

- Public agency takes the lead.
  - Private parties looking to amend the area plan apply to the local jurisdiction.
- Multiple amendments should be consolidated where feasible.
- Amendment follows the same process as Area Plan adoption.



# Conclusions

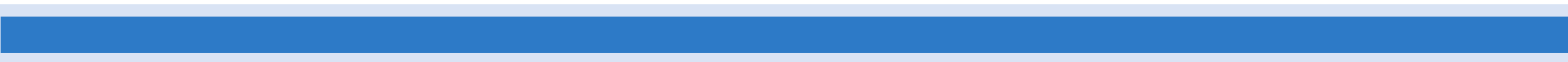
- The *Area Plan Development Handbook* is a resource for both TRPA staff and public agency staff to help guide decision-making and ensure consistency.
  - Represents 7 years of experience with area plans.
- Over time, the handbook will be updated as needed.

*Questions?/  
Discussion?*





**TAHOE  
REGIONAL  
PLANNING  
AGENCY**



# Current Status

## Adopted Area Plans

- South Shore (2013) – *Douglas*
- Tourist Core (2013) – *SLT*
- Tahoe Valley (2015) – *SLT*
- Placer County (2017)
- Meyers (2018) – *El Dorado*

## In Process

- Tahoe Douglas
- Washoe County Tahoe

