TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the **Advisory Planning Commission** of the Tahoe Regional Planning Agency will conduct its regular meeting at **9:30 a.m.** on **Wednesday, September 10, 2014** at the **TRPA Offices**, located at **128 Market Street, Stateline, NV**. The agenda for the meeting is attached hereto and made a part of this notice.

September 3, 2014

Joanne S. Marchetta
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA
Stateline, NV

September 10, 2014
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

AGENDA

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PUBLIC INTEREST COMMENTS

Any member of the public wishing to address the Advisory Planning Commission on any item listed or not listed on the agenda may do so at this time. TRPA encourages public comment on items on the agenda to be presented at the time those agenda items are heard. Individuals or groups commenting on items listed on the agenda will be permitted to comment either at this time or when the matter is heard, but not both.

All public comments should be as brief and concise as possible so that all who wish to speak may do so; testimony should not be repeated. The Chair shall have the discretion to set appropriate time allotments for individual speakers (3 minutes for individuals and 5 minutes for group representatives as well as for the total time allotted to oral public comment for a specific agenda item). No extra time for speakers will be permitted by the ceding of time to others. Written comments of any length are always welcome. So that names may be accurately recorded in the minutes, persons who wish to comment are requested to sign in by Agenda Item on the sheets available at each meeting. In the interest of efficient meeting management, the Chair reserves the right to limit the duration of each public comment period to a total of 2 hours. In such an instance, names will be selected from the available sign-in sheet. Any individual or organization that is not selected or otherwise unable to present public comments during this period is encouraged to submit comments in writing to the Advisory Planning Commission. All such comments will be included as part of the public record.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

IV. DISPOSITION OF MINUTES

V. ADMINISTRATIVE MATTERS

A. Discussion and recommendation for Governing Board consideration of the APC Charter	**Recommendation**	**Page 1**

VI. PUBLIC HEARING

A. Heavenly Mountain Resort (Heavenly) Epic Discovery Project Draft EIR/EIS/EIS, located at Heavenly within El Dorado and Alpine Counties, CA and Douglas County, NV, (APN 1318-00-002-010 et al, TRPA File Number ENVR2013-0001)	**Briefing/Public Comment**	**Page 7**

VII. PLANNING MATTERS

A. Workshop to discuss potential Residential Allocation Distribution program changes	**Discussion and possible direction to staff**	**Page 13**

VIII. REPORTS

A. Executive Director	**Informational Only**
B. General Counsel	**Informational Only**
C. APC Members	**Informational Only**

IX. PUBLIC COMMENT

X. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA August 13, 2014
Stateline, NV

Meeting Minutes

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Chair Mr. Teshara called the meeting to order at 9:30 a.m.

Members present: Ms. Curry, Mr. Donohue, Mr. Drew, Ms. Garcia, Mr. Kuchnicki for Mr. Gaskin, Mr. Jepsen, Ms. Krause, Mr. Larsen, Mr. Lefevre, Mr. Loftis, Ms. Merchant, Mr. Novak, Mr. Plemel, Mr. Riley, Mr. Hitchcock for Ms. Roverud, Ms. Sullivan, Mr. Teshara, Mr. Trout, Mr. Thompson

Mr. Teshara introduced Paul Thompson from the Placer County Community Resources Development Agency as the new member of the Advisory Planning Commission.

II. APPROVAL OF AGENDA

Mr. Larsen moved approval.
Mr. Novak seconded the motion.

Motion carried unanimously.

III. PUBLIC INTEREST COMMENTS

Ellie Waller, Tahoe Vista resident said she has been before the Placer County Board of Supervisors, Placer County Planning Commission, TRPA's Governing Board and Legal Committee regarding Martis Camp. She is asking for an expedient review of this single family residence that appears to be misused as a Martis Camp amenity. She has been submitting photos and documentation since March of 2014. She is requesting that the local jurisdiction and TRPA to provide code that covers this once it is determined what the use is. If it is not a permissible use, TRPA should draft and amend the Regional Plan Code of Ordinance to give guidance to the local jurisdiction for the future. She asked if there should be environmental analysis for potential traffic mitigation fees that should go to the Basin if it is being used as stated.

IV. DISPOSITION OF MINUTES

Mr. Teshara suggested changing the date range to 2012-2014 under accomplishments.
Mr. Riley moved approval as amended.

Ms. Merchant seconded the motion.
Mr. Jepsen and Mr. Thompson abstained.

Motion carried.

V. ADMINISTRATIVE MATTERS

A. Review, discussion, recommendation, and direction regarding Governing Board consideration of APC Charter

Commission Comments & Questions

Mr. Teshara said there are two components; the charter that will go to the Governing Board for approval and protocols and principals which is an internal document for the Advisory Planning Commission.

Mr. Larsen said the draft charter reflects the spirit and the intent of the Advisory Planning Commission's retreat that was held in July.

Ms. Merchant questioned whether there should be a more clear reference or statement in mission and purpose where is references that the baseline mission is specified by the TRPA Compact, Code of Ordinances and Rules of Procedure.

Mr. Teshara asked if she was suggesting a reference to specific area of the Compact.

Ms. Merchant said yes or if those references were attached as an exhibit to be more clear. Under protocols and principles voting is discussed but is not sure how it relates back to the purpose component on voting. Although, she understands the consensus gauge would be helpful in a workshop, she is unsure when they are making a recommendation to the Governing Board as a planning commission if that is the appropriate tool. She is not sure that stakeholder support is the correct role for the APC when you are referring to the Code of Ordinances, Compact, etc. She relates that to the methodology for voting that is discussed in the protocols and principal section referring to the consensus gauge.

Mr. Teshara said the intent was to use it as a tool to shape recommendations and help frame a potential solution.

Ms. Merchant said where it references what the APC is and then goes into what it is not, is an odd statement.

Mr. Teshara said they wanted to ensure that the Governing Board and others did not think we were asserting ourselves in a manner that was not appropriate.

Ms. Merchant said the Advisory Planning Commission role is called out in the Compact and the Regional Plan Implementation Committee is a subcommittee to the Governing Board and in many regards their station is elevated to that committee, so why would they be duplicating a committee that is an ad hoc subcommittee.

Ms. Curry said as the chair of the City of South Lake Tahoe's Planning Commission, any decisions that they make can be referred to the City Council to be overturned.

Mr. Hitchcock said the City agrees with Ms. Merchant's comment about the charter stating what role the Advisory Planning Commission plays and not what the APC isn't. Also, under protocols and principles it refers to relevant expertise; he suggested it say professional expertise instead.

Ms. Merchant said where it refers to agreeing to work within the resources available, it is her understanding that the APC was trying to be a value added to the existing resources. The APC should not be in a position where they want to take on a project and can't because there are not resources available. Regarding advance goals of any particular entity, organizations or individual; we are all appointed by entities. If we are advancing the goals of a specific entity or organization, may be individual would not be appropriate.

Mr. Teshara said the intent is to ensure that the Advisory Planning Commission's efforts are interest based as opposed to positionally based. They could advance the goal of a specific entity but would do so in an interest based context.

Ms. Marchetta said the Commission's decisions and recommendations are as a collective and was not intended to be a charter that would advance the position of any single entity. She suggested the Commission could consider changing the word particular to single.

Mr. Hitchcock said in the protocols and principals, the City recommended striking "will", where it is referenced with will engage, will add, will attempt. It appears the APC is trying to direct ourselves to do something that we have not been doing.

Mr. Kuchnicki said he would submit his editorial comments in writing to the chair. He asked if there should be clarification on voting and the inclusion of stakeholders.

Mr. Teshara said it would be similar to the process used on the environmental linkage workshop. The stakeholders would be invited to participate in the workshop but would not be included in the voting process.

Mr. Marshall said Stakeholders can participate in the consensus building; staff will review the language to ensure that it is clear. Members of the APC consist of individuals with professional planning backgrounds and representatives of the

community; whether you want to use "professional" within expertise, the Commission has a full range of expertise that the group can draw from.

Mr. Kuchnicki wanted to clarify the reference to the Governing Board sponsor is the TRPA Governing Board.

Mr. Teshara said this endeavor is sponsored by the Governing Board; the board this commission makes recommendations to.

Ms. Marchetta said this is an enhancement to the Advisory Planning Commission; it is meant to expand the APC's role beyond the core confines of what is in the Compact and the Code of Ordinances.

Mr. Loftis said he would like to see the Advisory Planning Commission take on a challenging assignment to review the code language for stream environment zones. The latest effort has been going on for approximately one year and believes that the APC's work on this could help this be successful.

Ms. Marchetta said the initial step is to have the Governing Board support the new and enhanced role for the Advisory Planning Commission. Upon the completion of the residential allocations assignment, she suggested that then the APC could discuss with the Governing Board where their expertise could best be used.

Mr. Larsen said the sooner the Advisory Planning Commission becomes engaged and educated about the process regarding stream environment zone the better. He suggested that Mr. Loftis or others provide a presentation to the APC on where the process is and what the issues might be so the commission has some background information when the time is appropriate to address this topic.

Mr. Teshara agreed that learning more about it before it may officially go to the Advisory Planning Commission for review would be a good idea.

Mr. Teshara asked for all editorial comments are sent to him and a copy to Ms. Marchetta.

Ms. Marchetta said in regards to being specific about the references to the core mission of the Advisory Planning Commission and where that appears. The statement was drafted to be generic so that this could be a living document. It is up to the APC on how specific they want this to be.

Public Comments & Questions

Ellie Waller, Tahoe Vista resident recommended the Advisory Planning Commission members rotate their attendance at the Regional Plan Implementation Committee meetings.

VI. PLANNING MATTERS

A. Notice of Preparation for an Environmental Impact Report/Environmental Impact Statement for the proposed Placer County Area Plan

TPRA staff member Ms. McMahon provided an overview of the notice of preparation.

Based on Governing Board comments, TRPA and Placer County has decided to issue a second notice of preparation once the area plans have been released.

Today's meeting is to provide notice of the notice of preparation for a joint Environmental Impact Report/Environmental Impact Statement that has been issued for the Placer County area plan. The area plan will include community vision statements and guiding principles, policy document, land use diagram and zoning map. It will also include four ordinances that are separated into four areas; North Tahoe East area, North Tahoe West area, Greater Tahoe City area and the West Shore area.

This is the first notice of preparation and once the area plans are released this fall there will be a second notice of preparation. In addition, there will be a Regional Plan Implementation Committee informational presentation upon completion of the draft EIR/EIS, a 60 day public comment period, then the area plan and final EIR/EIS will be forwarded to the Placer County Planning Commission, Board of Supervisors and if adopted, the area plan and final EIR/EIS will be forwarded to the Advisory Planning Commission, the Regional Plan Implementation Committee and Governing Board.

The EIR/EIS will consider a no project alternative, a proposed plan alternative as outlined in the notice of preparation and will also evaluate two additional action alternatives.

Staff provided notice of the notice of preparation to the TRPA Governing Board on July 23, 2014 and conducted two scoping meetings on July 29. Placer County is accepting written public comment through August 15.

The Governing Board expressed concern with the overall planning process in the area plan and there was also confusion about the nomenclature. Based on the Boards comments, Placer County staff has agreed to make many of the changes that have been requested.

<u>Commission Comments & Questions</u>

Mr. Larsen asked when the area plan will be available for review.

Ms. McMahon said the area plan will be available in September and the public will have at least 60 days to review. During the public comment period, a second notice of preparation will be issued. TRPA will coordinate the timing with Placer County.

Mr. Teshara asked if comments made on the current notice of preparation will still be considered.

Ms. McMahon said yes.

Mr. Larsen asked if it is correct that it is a single plan that encompasses multiple areas.

Ms. McMahon said there is going to be one area plan; Placer County Tahoe Area Plan but it will have four implementing ordinances. The second area plan for Placer County is the Martis Valley West Parcel Area Plan.

Mr. Larsen asked if this notice of preparation and environmental document is for the Placer County Tahoe Area Plan only.

Ms. McMahon said yes that is correct.

Ms. Garcia requested that any proposed mitigation measures in regards to cultural resources be developed in consultation with the Washoe Tribe.

Crystal Jacobsen, Placer County said they have been working on these plans since 2012 and have had robust public outreach. After the July 23, 2014 Governing Board and Regional Plan Implementation Committee, the County understood the desire that the community and the Governing Board would like to see a second release of the notice of preparation. In addition, they are revising documents for better consistency of nomenclature and better overall format.

Public Comments & Questions

Ellie Waller, Tahoe Vista resident said in the future it needs to be clear on how this nomenclature has changed. She suggested that each of the sub ordinance areas (providing the guidelines) must study levels of alternatives to ensure that the different levels of commercial floor areas, tourist accommodation units, stream environment zone restoration can determine an environmentally, economically superior alternative. Also, there are many things on the map (Exhibit 7, proposed land use diagram) that are not correct and it needs to be carefully reviewed.

Jennifer Quashnick, Friends of the West Shore said they plan to submit comments on the notice of preparation. Also, she agreed with Ms. Waller's comments about reviewing alternatives for each sub (ordinance) area. They did not see a response to their comments on the framework and policy document and would like to see it addressed in the re-scope. The current proposed plan increases the sprawl that has

increased due to the Regional Plan Update. Also, the current project objectives do not address the achievement of environmental thresholds and are too narrowly defined. There are objectives that appear to be in conflict such as protecting scenic resources but then increasing the height and density of buildings. They also requested descriptions for what mixed use means throughout the document, what criteria define opportunities sites and how these will produce benefits and affect the economy of the area. There are many environmental impacts that cannot be tiered off the Regional Plan Update.

Samir Tuma, Kila Properties asked if the new notice of preparation then be the controlling NOP for the procedure going forward.

Mr. Marshall said no, if you do not comment the first time, you are not precluded from commenting on the second release; both documents are opportunities for public comment.

Samir Tuma, Kila Properties said he assumes then the second one will not supersede the first one.

Mr. Marshall said it could be viewed that way.

Shannon Eckmeyer, the League to Save Lake Tahoe said they submitted written comments on the Placer policy document. They would like to receive responses on their policy document comment letter. Placer County is analyzing the conversion of commercial floor area to tourist accommodation units in their area plan and is going to perform an economic study based on that. The commodity working group that the Prosperity Center organized is analyzing this concept for the Basin and they want to ensure that whatever is analyzed in Placer is not tiered off for the entire Basin.

Commission Comments & Questions

Ms. Merchant said Placer County is currently not planning on doing an economic analysis; it would be an environmental analysis. They have discussed with TRPA that the base data could be used to make conclusions at a future date. The County would make the information available if someone chose to use it for a broader system but it is not necessary that it would be that.

Mr. Larsen encouraged Placer County and the consultants as they move forward with the environmental analysis to review the load reduction plan that the county prepared and to provide as much detail possible. There is a lot of good area wide treatment that is being done in Kings Beach and other areas within Placer County; having as much detail as possible in that plan to describe how the water quality elements are integrated into the larger planning elements would be useful and is the intent of the area planning process.

Mr. Teshara said here is a summary of discussions from the Regional Plan Implementation Committee and Governing Board meeting in the staff summary that describes opportunity site issues. There is high capability land on the golf course which has existing development and could be developed and should not be limited by the classification of the golf course as a sending site."

B. Status of Area Plans, Memorandum of Understanding, and Reporting

TRPA staff member Mr. Hester provided the presentation on the update of the Status of Area Plans, Memorandum of Understanding, and Reporting

Area Plan Adoption Process:

- Regional Plan Implementation Committee informal scoping
- Local planning commission recommendation
- Local government adoption
- Advisory Planning Commission recommendation
- Regional Plan Implementation Committee recommendation
- Governing Board adoption

There are two plans that have been adopted; the Douglas County South Shore Area Plan and the City of South Lake Tahoe's Tourist Core Area Plan. The Meyers Area Plan has been through the scoping process and there are five other plans that are in being developed.; Placer County Tahoe Area Plan, Martis Valley West Area Plan, Washoe County Area Plan, Douglas County has one for the remainder of the county and the Tahoe Valley Area Plan.

Memoranda of Understanding:

The first one in place but has not been implemented is with Douglas County for the South Shore Area Plan. TRPA is issuing permits consistent with that area plan until the county staff is trained. The audit score for what the county has completed under the existing MOU's and what TRPA has completed under the adopted area plans is 95 percent.

The second Memoranda of Understanding is for the City of South Lake Tahoe Tourist Core Area Plan. The deadline was extended by the Governing Board and expects that the current draft will be final by December 2014. No delegation has occurred per the Area Plan. The City and TRPA are issuing permits per the existing MOU and the audit score is 96 percent.

Local Jurisdiction Area Plan Reporting:

The Research and Analysis staff is preparing a format for local governments to digitally submit information. There are approximately 45 items that are related to

coverage, etc. This information will be used for the area plan MOU auditing along with other reports produced by TRPA.

Coverage Report:

It will identify existing coverage and what could happen to that coverage if the area plan is implemented both inside and outside of the area.

Commission Comments & Questions

Ms. Sullivan asked what the target date was for the quarterly submittal.

Mr. Hester said once the Memorandums of Understanding are in operation, the quarterly reporting will be based on January 1, April 1, July 1, and October 1. The information will be gathered up for the annual report.

Mr. Thompson asked where the coverage information comes from, is it projects that are implemented after the area plans are adopted.

Mr. Hester said the intent is take LiDAR data and benchmark against it to ensure we have captured everything in the transactions.

Mr. Hitchcock said LiDAR is used to establish the baseline.

Mr. Thompson asked if that is only for the commercial core or all of the areas.

Mr. Hester said that is for all of the areas. The intent is measure movement toward attaining the threshold and restoring class 1b, stream environment zone lands.

Mr. Hitchcock asked if the coverage that is permanently removed is retired or is coverage that is removed and the site restored.

Mr. Hester suggested that should be reviewed and discussed.

Mr. Hitchcock said there is a difference between retirement and just removing.

Mr. Hester said the intent is to remove if off of class 1b lands.

Mr. Marshall said it is also to track retirement.

Mr. Trout asked if this is for permits that are final in order to automate this type of information or is it an issuance.

Mr. Hester said staff would be interested in input on the spreadsheet that is being developed.

Mr. Drew said it is not only important to know whether it is being transferred or retired but also to distinguish between coverage being removed and the site being restored. Those are two different steps; there are projects that remove coverage but do not necessarily restore the class 1b surface.

Ms. Sullivan asked what would be outside the area plan.

Mr. Hester said in the Tourist Core Area Plan, some of the coverage being transferred into the town center as the development got more intense was from outside of the area plan. We got restoration outside of the area plan area but in the Basin. The idea in the Regional Plan is to change the development footprint from a regional perspective to move it into the town centers and restore sensitive and remote areas back to their natural state.

Mr. Hitchcock said that transfer of coverage can only occur within the HRA boundary.

Mr. Teshara feels it is beneficial when the Regional Plan Implementation Committee has an initial meeting on the draft area plan before it is forwarded to the Advisory Planning Commission.

Mr. Hester said the first step is to go before the Regional Planning Implementation Committee.

Public Comments & Questions

Ellie Waller, Tahoe Vista resident and member of the North Tahoe West team said the Regional Plan Implementation Committee needs to have a sufficient amount of time to have these discussions.

Jennifer Quashnick, Meyers resident said she is surprised to see that the Meyers Area Plan was referred to as having been through the Regional Plan Implementation Committee informational scoping. There was a meeting at the RPIC at the end of January but most of the community did not know about any changes in Meyers until the community meeting one week later. Business owners, residence and the South Shore Chamber of Commerce have repeatedly requested a new transparent process for that community and does not feel this has happened and requested that the Meyers Area Plan be restarted through this process and undergo the formal scoping.

C. Workshop to discuss potential Residential Allocation Distribution program Changes

Mr. Teshara said the same process will be used .as we did in the environmental linkage review. There were nine members of the original allocation stakeholder committee that are both APC members and non-members. In addition, the five local jurisdictions had representatives on the committee.

-Why are we doing this?
-Frame the issues and provide direction to staff for additional information
-Criteria: Feasible, sound, best way to achieve desired objectives and what is politically realistic

Mr. Dobbs said today's workshop will begin discussions for potential changes to the residential allocations distribution. The packet contains information on the existing distribution and how the percentages are set. The factors taken into account when the current distribution was set in 2002 was the historical use of allocations, the status of vacant lots, the previous allocation system, and other factors that weren't clearly defined in 2002. They can't recreate the formula that was used to establish the current distribution.

Commission Comments & Questions

Why are we doing this?

Ms. Curry asked why the chart specifies 2015-2032, but it was referred to as the previous chart.

Mr. Dobbs said it is the existing table with some rounding for convenience.

Ms. Curry said she thought this was a chart of what it used to be.

Mr. Dobbs said the chart is what the distribution has been and is currently.

Ms. Curry asked why the chart says from 2015-2032.

Mr. Dobbs said it was from the Board's action last month to frontload the residential allocation.

Ms. Krause said Washoe County is aware that the other jurisdictions don't have allocations, as Washoe does and they are willing to redistribute them. The proposal that came out a few months ago was a drastic redistribution that they couldn't agree to and they needed something that was more balanced and more insight to how it is being developed.

Mr. Hitchcock said the City would like to see an equitable solution to this issue and added that they are starting to see a waiting list again.

Mr. Drew said the local jurisdictions need to be able to plan and staff accordingly for what is going to happen moving forward. In addition, property owners and developers within the community need to have a clear understanding of what is in front of them to also plan appropriately.

Ms. Curry said she would like more explanation on why El Dorado County receives such a large distribution.

Mr. Dobbs said the factors that were discussed when the distribution was set were the historical use, the vacant lots, etc. Eldorado County does have a large inventory of vacant lots.

Ms. Curry asked how many lots are in El Dorado County and how many are vacant lots that are not in a stream environment zone and available to be built on.

Mr. Dobbs said staff has that information and can bring that back to the Advisory Planning Commission at their next meeting.

Ms. Curry said in addition to how many buildable lots there are in El Dorado County, how many are vacant, and of those vacant lands how many are buildable. She suggested that would be good information to be provided for all jurisdictions.

Mr. Dobbs said staff can provide that information.

Ms. Merchant said a fair and equitable system that is defensible, whether it is science based or if it is fact based, etc. She suggested that it should fit within a 20 year planning horizon because the current system if utilized as is, certain jurisdictions would go through their vacant lots within a few years and others many decades. She would like to see this done to apply consistency with TRPA's Code of Ordinances that allows delegation of authority to local jurisdictions. It is not TRPA projections but within local jurisdictions area plans to provide a system that would allow for implementation of development within their jurisdiction. If a jurisdiction has a need and another one does not, is there a way to reserve their right and still allow another jurisdiction to utilize what they can within the 120.

Mr. Marshall said Ms. Merchant is looking for flexibility between jurisdictions to move allocations around.

Ms. Curry said if it is sellable instead of tradable, it makes the project non-economically viable.

Mr. Marshall said he is referring to the larger political messaging of what it is that you are doing; selling the concept not the project.

Mr. Thompson said he agrees with Ms. Merchant's comments. In addition, he asked what involves the vacant inventory, is it by Assessor's Parcel Number or subdivision lot.

Mr. Hester asked how you would like the information.

Mr. Thompson said he would prefer the information both ways.

Ms. Merchant said TRPA has all that information.

Mr. Jepsen said he agreed with Ms. Merchant that we should cover the complete issue.

Mr. Donohue said to build on the 20 year horizon, he would like to see something that is along the lines of that flexibility but transitionable.

Mr. Plemel said he would like to see the historic demand for allocations versus available allocations by jurisdiction.

Mr. Dobbs asked if there is a specific time period.

Ms. Merchant said TRPA had a chart the Regional Plan Update that goes back to 1986.

Mr. Riley said if you come up with those steps it would help to make it fair and equitable.

Mr. Larsen said he is hearing that fair and equitable is the main driver. It should be clear, defensible and simple and meet the needs of the jurisdictions.

Mr. Kuchnicki asked if this is in relation to allocation enhancements or is there anything addressing the baseline allocation for jurisdictions.

Mr. Hester said this is reestablishing or adjusting the baseline.

Mr. Teshara said we did some of the enhancement discussion with environmental linkage, but this is what the baseline distribution is.

Mr. Marshall said currently, it is a set percentage and whether that meets the other criteria is the question.

Mr. Hester said that is what is currently in the Code of Ordinance.

Mr. Kuchnicki said the review of the residential allocation distribution should be done since it has been several years and particularly if you don't have a good foundation for building off of in the first place. We need to continue with the theme of adaptive management and improvement concept.

Mr. Novak said it needs to be understandable and that there is a clear record of how the decisions were arrived at.

Mr. Trout said he agrees with the comments to this point. He said that fair and equitable is important but the caveat is to keep it on the table, but not necessarily be retroactive, with it.

Ms. Sullivan said she also agrees with the previous comments. She said that Douglas County has a waiting list of 45 people which goes back to 2007. Some other jurisdictions may have the allocations while they have a waiting list. We are losing the fact that people want a home.

Public Comments & Questions

Pat Davidson, Contractor's Association of Truckee Tahoe said for them it was fairness and equity. The chart that was reference earlier has bonus units as well and for vacant parcels it has development rights and no development rights. She encouraged staff to update.

Commission Comments & Questions

Mr. Teshara asked if there would an opportunity to do something with additional commodities in the context of residential allocations. He asked if there are any opportunities from the legal or other perspectives where if a jurisdiction needed something more than a residential allocation in a given cycle, would there be an opportunity to put together a package that might allow that.

Mr. Marshall said the issues that the Governing Board assigned was to look at the distribution chart and not the topic on how to get more allocations out of the system. We have restrictions on what we can do with allocations from the environmental analysis, but there is a lot of efforts going on simultaneously that are talking about the conversion of different types of units of use, conversion of commercial floor area, tourist accommodation units, etc. The task is to ensure that each jurisdictions interest are addressed and dealt with.

Mr. Teshara said it meets the criteria of feasible and politically realistic. There may be data request associated with making sure we have the information on what the current conversion policies are.

Mr. Hester said staff can send out a report that has the available inventory as part of the sustainable communities work on the commodity tracking and exchange system.

Ms. Krause said she attended many of the meetings when the first system was developed. One of the factors considered was not only how many vacant lots you had, but how many lots were developable based on the IPES score. Washoe County at that time had a very low IPES score and a lot of jurisdictions since then have brought their IPES scores down and has never been rebalanced. She asked how this redistribution may affect Placer County's IPES score.

Ms. Merchant said depending on the distribution were determined, the IPES score could be impacted. Based on the 2012 data from TRPA, they have approximately 1300 vacant lots in Placer County that are developable with development rights. If all the properties were taken down to a one IPES score, they would have 2,400 vacant lot. That is why they are concerned about the current distribution system.

Mr. Teshara said it is good for everyone to understand where Placer County is coming from with respect to the IPES line. He asked how much it has moved.

Ms. Merchant said it has moved a slightly, but it has been very incremental and only in areas where they have done water quality projects. They are currently at an overall IPES score of 726.

Mr. Marshall said in the past this has been a very difficult issue that involves a lot of outside interest. It may be easier now, given the lower number of allocations to potentially address it. He suggested that this is not attached to this effort because that will make the task significantly more difficult.

Mr. Larsen said the Advisory Planning Commission's task is to adjust those percentages, not changing any other drivers for that. If we start to look at a variety of other issues, we are going to get bogged down quickly.

Mr. Marshall said it is not just adjusting the percentages; the APC may want to come up with a system that allows the flexibility that we are talking about. For example, it is not just adjusting the 14 percent from El Dorado and distributing it to the other jurisdictions, it may be that you want to eliminate the numbers and find another system.

Mr. Larsen said he supports providing local governments the flexibility to distribute allocations where they may be needed and making sure that everybody's interests are protected in that process.

Mr. Hester said having convertibility between one kind of commodity to another may be something for the commission to consider.

Ms. Merchant said the conversion issue is very interesting but is potentially a slippery slope and maybe some information beyond the existing allowances would be helpful. For example, a few years she was asked the question if Douglas County had 100 vacant lots and they received their 100 allocations for building out those lots, would they still continue to receive allocations beyond that point or would they be done receiving allocations. The answer at the time was yes they would still be receiving those because they are marketable rights that could be converted to other things. When we consider the conversion question, and we are looking at approximately 120 allocations per year, we need to keep that in mind and may need some more data to help understand what it would look like.

Ms. Krause said Washoe County is one of those jurisdictions where they don't have a lot of developable lots and they have allocations that are being held onto. Their concern is that if they couldn't develop their downtown and bring in more residential development into the town centers if they used up all their allocations. She has no objections to the flexibility, but does not want in five or ten years to not have any left.

Ms. Merchant said if there is only a development right with each vacant parcel and not an ability to get additional development right to go with those how is that going to happen. There are a lot of layers of complexity to this.

Mr. Hitchcock said there is a reason why local jurisdictions would want to continue getting allocations even after being built out. Our focus is going to be development in town centers; we have to take the capacity in those areas into account as part of this process.

Mr. Teshara said we should try to resolve the issue and come up with a recommendation that is based on what we are going to do with the numbers. In the course of discussions, if we come up with other ideas that could be brought forward or developed further later, we should not preclude them.

Ms. Sullivan said short of using allocations, how else do we accomplish or supply employee housing and multi-family affordable housing. She asked staff to provide information on what other tools are available beyond the local allocation and to yield those products.

Mr. Dobbs said the residential allocation pool that TRPA maintains is one way. TRPA allows allocations to be distributed from that pool for moderate income housing; affordable housing does not need an allocation. TRPA has worked to remove some of those barriers.

Ms. Merchant said there is still a barrier on moderate.

Mr. Hitchcock offered his assistance with calculating the numbers since he is familiar with them.

Mr. Marshall said you could easily readjust the numbers, or you could keep the numbers and add and trading component or flexibility component. Three months is not a lot of time so the commission should consider what can be tackled in that amount of time.

Ms. Merchant said possibly there is an interim that everyone could agree on as the group works towards something over a longer period of time.

Ms. Curry asked if each jurisdiction could provide a list of how many individuals are on their waiting lists

Mr. Dobbs said staff will provide this information in the packet for next month's meeting.

Mr. Jepsen said he hope this discussion would come back early next year so we could work on a good solution.

Mr. Teshara said if we identify something that could be worked on, and it isn't something that can be delivered in three months that it shouldn't wait another year before it comes back again.

Mr. Jepsen said yes we should have that discussion earlier.

Mr. Marshall said another question to ask is what you are trying to accomplish. It may be the same answer as why, but when you are thinking about the solutions, think about what you are trying to accomplish.

Ms. Merchant said we are trying to fix a broken system within environmental parameters, as fair as possible, provide flexibility to meet local jurisdiction needs, and to implement the Regional Plan.

Mr. Marshall said he disagreed that it is an indication that the system is broken. There are different perspectives, that means there is demand in a particular place, you can use that demand to accomplish other objectives. For example, the sensitive lot retirement program, the highest number was when the City and El Dorado County had the highest number on a waiting list..

Ms. Merchant asked why isn't that working, because people can't afford it, they don't know about it, and it may be more than one answer. To her, that is an indication that it is not working, otherwise people would be dipping into that pool.

Mr. Teshara said it said may be working, but is it fair and equitable?

Ms. Sullivan said she didn't hear a strong confidence in the existing derivation of the formula and the inputs into that formula. The what is let's revisit those inputs that went into that formula, see if there is confidence in those inputs or a different formula or derivation to get to those percentages. The other items are icing on the cake and the foundation is where those percentages come from and do we all agree it is a good basis.

Mr. Lefevre said it is also important to go back to the roots of the environmental reasons that this pace was set. If Douglas County received all 45 in one year, is there an environmental reason why there was a buffer put on the system.

Ms. Merchant said Placer County has had that discussion before. The Regional Plan allows for a certain number to go forward, but it was based on the 20 year end point. She is not sure if there would be an impact if they were built all in the first year.

Mr. Teshara said the Regional Plan specifies that no additional allocations would be distributed if greenhouse gas emissions are not met in a specific time period.

Mr. Marshall said in the Regional Plan there are two different types of controls on the distribution of allocations. There is the annual number and there is a release from the total amount authorized by the plan in four year increments if there is not an increase in vehicle miles traveled, etc. The system was created in order to avoid significant impact associated with increases in VMT.

Mr. Teshara said it would be helpful to have that information available.

Ms. Merchant said that is where that balance is; the environmental analysis may say one thing but the political reality or feasibility may be in some case right or wrong on overriding.

Mr. Marshall said on those distributions don't discount the fact that you can have a sound basis, but to some degree this is the different jurisdictions coming together and trying to work out how they are going to distribute the allocations amongst themselves with the regional overlay. You may come up with a sound basis based on that, but then figuring out the communication with respective local jurisdictions so when it gets to a political level, there is buy in on what you are thinking about. You can come up with a great logical system that all planners and legal would agree to but it is going to run into a political objection because the political types have other objectives that they are trying to deal with.

Mr. Teshara said several people have touched on that and during this process we may want to check in with the local government committee and or the Regional Plan Implementation Committee to ensure that when we come forward with a recommendation it is sound. We all need to go back and be able to tell our board of supervisors, county commissioners, and other constituents that this is what we came up with and why.

Public Comments & Questions

None

VII. REPORTS

A. Executive Director

Ms. Marchetta invited the Advisory Planning Commission to join the Governing Board on a

site tour of the Heavenly Epic Discovery project at the top of the gondola on Wednesday, August 27, 2014. Next month, the APC will be reviewing the draft Environmental Impact Statement for this project.

B. General Counsel

Mr. Marshall said we got a second appeal in the Sierra Club Regional Plan Update litigation on the cost issue. The Sierra Club is trying to get their upfront money back. The briefings should be completed by the end of this year on the consolidated appeal of the merits and this cost issue for the administrative record.

C. APC Members

Ms. Krause introduced Eric Young, planner with Washoe County who will be her alternate.

Mr. Hitchcock said they are presenting the Tahoe Valley area plan to Regional Plan Implementation Committee this month and the EIS/EIR should be released in the next couple of weeks.

Ms. Curry there is a code of ordinance drafted by TRPA and the City for Heavenly Village and the Chateau allowing four sidewalk sales per year and no displays outside of the individual stores with the exception of a small square footage area for an item such as a mannequin. In the beginning, that was strictly enforced and as of late it has not been enforced. She asked TRPA's assistance to enforce those guidelines to make Heavenly Village and the Chateau represent what the original vision was.

Ms. Merchant announced that Placer County's Executive Office is recruiting for a Management Analyst II position. The position will be working with Ms. Merchant on a variety of projects such as land use regulation, economic development, redevelopment, tourism, etc.

VIII. PUBLIC COMMENT

None

IX. ADJOURNMENT

Chair Mr. Teshara adjourned the meeting at 11:54 a.m.

Respectfully Submitted,

Marja Ambler

Marja Ambler
Clerk to the Board

The above meeting was taped in its entirety. Anyone wishing to listen to the tapes of the above mentioned meeting may call for an appointment at (775) 588-4547. In addition, written documents submitted at the meeting are available for review at the TRPA Office, 128 Market Street, Stateline, Nevada.

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MEMORANDUM

Date: September 3, 2014

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Advisory Planning Commission Charter

Requested Action: Discussion, review, and potential recommendation regarding the APC draft charter.

Project Description/Background: The Advisory Planning Commission recently held a strategic planning retreat where, among other topics, APC members discussed strengthening its advisory role. As planned at the retreat, the outcomes of APC's strategic discussions have been recorded in a draft APC Charter, which after approval by APC, will be forwarded to the Governing Board for ratification.

The Charter is accompanied by a summary of the process and protocol outcomes from the retreat organized into a document that in the future can serve as part of a new APC member's orientation. It addresses topics not in the charter but important to the effective function of APC (e.g., meeting planning and timing, decision-making process and protocols, group process agreements, etc.). The process and protocol summary will be reviewed alongside the Draft Charter this month.

Contact Information: If you have any questions, please contact John Hester, Chief Operating Officer, at jhester@trpa.org or 775.589.5219.

Advisory Planning Commission
Operating Charter

Preamble

In the context of environmental policy-making, solutions are most often found through the use of collaborative decision-making supported by a robust public stakeholder process. This Charter enhances the relevance and role of the TRPA Advisory Planning Commission (APC) beyond its baseline responsibilities specified in the Tahoe Regional Planning Compact (Public Law 96-551), TRPA Code of Ordinances, and the TRPA Rules of Procedure. Under this Charter, the APC functions as a standing advisory stakeholder group using a collaborative, participatory decision-making process to develop and offer recommendations on matters assigned to it by the Compact and referred by the TRPA Governing Board and Agency management staff.

Mission and Purpose

Mission: The baseline mission of the APC is specified by the TRPA Compact (Compact), Code of Ordinances, and Rules of Procedure. All aspects of this Charter will be carried out in compliance with the APC's baseline mission.

Purpose: APC members are recognized as stakeholders with relevant expertise and perspectives that can help advance important regional initiatives. This Charter validates the enhanced relevance of APC as a standing participatory public forum capable of developing broadly supported solutions to regional policy and planning issues.

In addition to its baseline responsibilities, the APC will seek and accept assignments from the TRPA Governing Board and management staff on any matters related to the Compact and Regional Plan. The APC will produce advisory recommendations grounded in sound science and technical principles that integrate environmental, economic, and social planning considerations as needed; and offer solutions that have broad stakeholder support based on engaging a participatory and collaborative public process.

This Charter contemplates the creation of working groups that may include other designated stakeholders as appropriate to enhance APC member contributions and elevate the value and broad-based support of APC recommendations.

In performing under this Charter, the APC:

- Is not a governance body;
- Does not intend to duplicate roles or services with the scope of authority of others (e.g., the Governing Board, Regional Plan Implementation Committee (RPIC), or TRPA staff);
- Does not exist to advance the goals of any particular entity, organization, or individual; and,
- Agrees to work within the resources available.

Advisory Planning Commission
Operating Protocols and Principles

APC Empowerment
The APC Operating Charter validates the APC as part of a "win-win" team with the Governing Board and is designed to secure active and continuing Governing Board sponsorship for a proactive work program. The APC endeavors to improve timely and effective communication with the Governing Board, including direct "face to face" discussion and post-policy recommendation debriefing.

Elevate Solutions
The APC actively seeks and accepts challenging assignments from the Governing Board or Agency management staff and develop innovative, practical solutions for consideration and recommendation. The APC generates solutions with broad support that add value to the TRPA mission. The Charter is established and implemented so the Governing Board realizes increased efficiency by the APC acting as a standing stakeholder working group providing consistently reliable recommendations from the diversity of informed professionals that make up the APC membership. To ensure all relevant viewpoints are considered, the APC seeks Governing Board consent to include additional stakeholders in APC discussions as needed.

Operating Principles
APC meetings are conducted efficiently, respecting opinions and giving all an equal opportunity to participate. All stakeholder and public input is valued and acknowledged. The APC meeting forum provides for and facilitates contributions of diverse professional expertise and recognizes the value of respectful collaboration. The APC seeks to use an interest-based approach to develop the best possible solutions with the broadest possible support, including opportunities for the public to add value.

Members: APC members are recognized as stakeholders with relevant expertise and perspectives that can help advance TRPA and Governing Board initiatives. Through its Operating Charter, APC members engage productively, improve process integrity, foster enthusiasm and ownership, encourage innovation, and provide organizational consistency, credibility, and influence.

Roles: APC members provide essential (1) knowledge, (2) expertise, and (3) two-way communication potential with stakeholders that effectively expand the capacity and capability of the Governing Board and Agency. The APC adds value by assisting the Governing Board and Agency staff with effective, streamlined, simplified decision-making using a process that considers the "big picture" and yields implementable results. This approach expands the overall capacity of the organization by improving the consistency of recommendations, positioning the APC as a credible resource, solving more problems, saving time and resources, and helping the Governing Board's focus on critical regional issues.

Operating Protocols
The APC seeks to operate as a functional advisory commission in accordance with its baseline responsibilities and enhanced operating principles, consistent with the expectations of the Governing Board, and supported by TRPA staff.

Meeting Planning and Timing: APC members are expected to calendar and participate in monthly meetings as scheduled. Meeting agendas are issued and publicly posted in advance, consistent with APC meeting protocols. Members are expected to prepare for full meeting participation by thoroughly reviewing all materials prior to the meeting.

Meeting Procedures: APC meetings are conducted by the Chair, or by the Vice Chair in the Chair's absence. APC members elect a Chair and Vice-Chair for two-year terms. Any motion made during the course of a meeting is to be accompanied by a second in order for the motion to be considered and voted upon.

Professional Conduct: The APC conducts itself in an ethical and professional manner to build trust and strengthen credibility with its Governing Board sponsors.

Group Process Agreements
- Arrive promptly and stay for the duration of the meeting.
- The best solutions are the product of robust idea exchange. Keep an open mind and offer ideas within the scope of the Compact requirements and APC and Governing Board interests and objectives.
- Collaborative decision-making is a process of cooperation and compromise. To achieve the best solutions, no member interest can prevail at the expense of the collective.
- Collaboration requires active and passionate listening and engagement.
- Recognize that no one of us is as smart as all of us.
- Accept and honor decisions made, and move on.
- We work with those APC members who show up.
- Once made, we keep commitments.
- We participate in a problem-solving approach based on respectful and constructive dialogue, where the interests of all participants are considered in developing proposals and recommendations.
- When appropriate, APC members distinguish between individual and organizational perspectives.

Decision Protocols
The APC endeavors to produce quality policy recommendations that are consistently guided by discussion and decision protocols that align the actions of the APC with the Compact and strategic goals of the Governing Board. To achieve this level of decision quality and fidelity, the APC focuses on developing recommendations that are:
- Feasible
- Sound and Defensible
- Implementable

- The “Best Way” (to achieve desired objectives)
- Politically realistic

Decision Making by Consensus

The APC tailors its problem-solving and decision-making methods to the requirements, needs and complexity of the matter, but generally and as appropriate APC applies a standardized problem solving foundation that includes: (1) first understanding “why” (objectives); (2) followed by identification of the problem with information gathering, analysis of options, and feasibility assessments; and (3) ending with selection of the best possible solutions considering the options analyzed.

Clear agreements and indications of the public’s understanding and support foster forward progress and build trust for the APC. Improved and streamlined processes that advance feasible and effective recommendations lead to better overall adaptive management and continuous improvement for matters pertinent to the Compact.

In a workshop setting, as appropriate to the matter being discussed, the APC Chair may invite non-APC member stakeholders to “sit at the table” and engage in the discussion for the purpose of helping to shape an idea or proposal for APC consideration.

On occasion, and after fully sufficient dialogue, members may be asked to indicate their agreement in the form of a simple decision to pursue a specific direction, recommendation, or conclude discussion of a specific topic or action. The APC is consensus seeking and attempts to resolve each member’s concerns before asking for agreement and closing a discussion regarding a recommendation. The agreement process proceeds according to the following steps:

1. Any member (including the Chair) may request the Chair ask the commission members for an indication of agreement.
2. APC may use the Consensus Gauge or a similar process to identify areas of agreement or disagreement to help shape a proposal before the proposal evolves to a motion for formal consideration by APC members.
3. If a member voices a concern, it is discussed and indication of agreement may be requested again either later in the meeting or in a subsequent meeting.
4. To sustain the forward progress of APC work, it may be necessary to record member agreement related to a specific item without full member consensus. If certain members have persistent concerns that prevent them from agreeing to the item, then both the majority and minority opinions are recorded.
5. Any member may request that an agreement (but not a vote, unless requested consistent with appropriate rules of procedure) be discussed or reviewed at the next meeting.

Boundaries

Effective groups self-impose constraints to preserve focus, process integrity, and increase the likelihood of consensus results. Accordingly, this APC, as expressed in the Charter:

- Is not a governance (i.e., final decision-making) body;

- Does not intend to duplicate roles or services within the scope of authority of others (e.g., the Governing Board, Regional Plan Implementation Committee (RPIC), or TRPA staff);
- Is not formed to advance the goals of any particular entity, organization, or individual; and,
- Agrees to work within the resources available.

Adjusting the Charter or Operating Principles

The "APC Operating Charter" or this "APC Operating Protocols and Principles" may be updated periodically to adjust to changing context, emergent questions, or as requested by APC members or the Governing Board. When changes are proposed, a redline version of the Charter shall be sent to the APC members. In order for changes to become effective, as part of a regular meeting agenda, the members will discuss and agree to acceptable changes.

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MEMORANDUM

Date: September 3, 2014

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Briefing and Public Comment on the Heavenly Mountain Resort Epic Discovery Project Draft Environmental Impact Report (CEQA) & Environmental Impact Statement (TRPA/NEPA), El Dorado County, California APN: 030-030-01 and Douglas County, Nevada APN: 1318-00-002-010 TRPA File Number ENVR2013-0001

Requested Action: No formal action is requested for this item at this time. Staff will brief the Advisory Planning Commission on the contents of the Draft EIR/EIS/EIS and request comments from both the Commission and the public on the proposed Epic Discovery Project proposal. A presentation of the proposed project and alternatives will be given at the Advisory Planning Commission public meeting.

Project Description/Background: Heavenly Mountain Resort proposes to expand year round recreational opportunities within the developed portions of the ski area in accordance with the Ski Area Recreational Opportunity Enhancement Act of 2011. In response to the policy direction and to visitor preferences, Heavenly has created a number of outdoor environment-based recreation activities including ropes courses, zip lines, hiking trails and summer tubing. The Proposed Action would broaden the range of existing recreational opportunities and is responsive to visitor preferences for a more diverse range of activities. As described below this proposal requires an amendment to the 2007 Heavenly Master Plan.

Heavenly's proposal, referred to as "Epic Discovery", adds a series of summer day use activities near the top of the gondola which lies within the jurisdiction of TRPA. The joint environmental document analyzes those activities located within TRPA's jurisdiction on both the California and Nevada sides of the resort under TRPA EIS requirements. The document also reviews those portions of the project that are located on National Forest System lands in both California and Nevada under NEPA EIS requirements and those portions of the project located within the State of California under CEQA EIR requirements (lead by the Lahontan Regional Water Quality Control Board).

The (2007) Heavenly Master Plan Amendment did not include year-round summer daytime activities of the type and extent outlined in the current Epic Discovery proposal. Because of changing needs and conditions, Heavenly's expectations for future use and development at the

resort have changed, opening the way for addition of new summer activities which were not considered in the previous Master Plan Amendment. The current proposal calls for the introduction of new activities that will be implemented in three separate summer daytime activity centers accessed using the Heavenly Gondola. The ultimate aim is to create new and enhanced non-skiing, family-oriented activities. The top of the Gondola area (Adventure Peak) will continue to act as the primary hub for summer activities but will also provide a gateway to the new summer oriented activities located at the East Peak Lake basin on the Nevada side of the resort and Sky Meadows Basin located near the bottom of Sky Express lift on the California side.

The Heavenly Mountain Resort is located partially in and partially outside of the Lake Tahoe Basin Watershed. It is located on the south shore of Lake Tahoe and is situated within El Dorado (and portions of Alpine) County, California and Douglas County, Nevada, on United States Department of Agriculture Forest Service (Forest Service) lands. Access to the Heavenly Mountain Resort is by way of U.S. Highway 50 and State Highway 89 from California and U.S. Highway 50 and State Highway 207 from Nevada.

Heavenly operates under a 40-year Ski Area Special Use Permit issued by the Forest Service. Heavenly's location in the Lake Tahoe Basin subjects any proposed resort improvements to extensive, multi-level review and approval by the Forest Service, the TRPA, El Dorado County California, Alpine County California as well as requiring compliance and conformity with other applicable local, state and federal laws, rules, regulations, plans and policies. As part of this process, the Draft EIR/EIS/EIS has been prepared pursuant to the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA); Tahoe Regional Planning Compact, Code of Ordinances, and Rules of Procedure.

The purpose for bringing this item to public hearing is to elicit comments from APC members and the general public on the content of the Draft EIR/EIS/EIS. The Draft EIR/EIS/EIS will meet the substantive and procedural requirements of NEPA, CEQA, and Tahoe Regional Planning Compact as set forth in TRPA's Code of Ordinances and Rules of Procedure. The Draft EIR/EIS/EIS discloses potentially significant and non-significant environmental impacts that could occur as a result of the implementation of the proposed Master Plan Amendment and associated projects.

The Draft EIR/EIS/EIS analyzes the environmental impacts associated with the implementation of a no action alternative, along with three other action alternatives. The No Action/No Project, Proposed Action, and Alternatives 1 and 2, as summarized below. Table Summary-1 of the Draft EIR/EIS/EIS outlines the differences between the Alternatives selected for detailed study.

No Action/No Project: As required by NEPA, TRPA, and California Environmental Quality Act (CEQA), a No Action or No Project Alternative has been included in this analysis for review alongside the action alternatives. The No Action Alternative represents a continuation of existing management practices without changes, additions, or upgrades to existing conditions. The No Action Alternative (continued implementation of the 2007 Master Plan Amendment)

allows a comparison of the effects from continued implementation of the 2007 Ski Area Master Plan to the Action Alternatives. Existing summer uses would continue, including sightseeing via the Heavenly Gondola, hiking and mountain biking on existing roadways and pathways, and operation of activities such as the climbing wall, tubing hill, ziplines, and ropes courses.

Proposed Action: The Proposed Action is designed to expand and diversify year-round, non-skiing recreational opportunities at Heavenly, primarily for summer time users. Proposed projects would utilize existing infrastructure (e.g., ski lifts) and guest service facilities to provide a wide variety of summer activities for guests. Activities would be accessed using the existing Gondola from the base station at Heavenly Village. The Proposed Action would include; grouped generally by location:

Adventure Peak (Entirely within the Lake Tahoe Basin)

- Mid-Station Zipline Canopy Tour o Sky Cycle Canopy Tour
- Forest Flyer Alpine Coaster
- Smaller Infill Activities
- Interpretive Activities at Tamarack Lodge
-

East Peak Basin (Almost entirely outside the Lake Tahoe Basin)

- Mountain Bike Park
- East Peak Zipline Canopy Tour
- East Peak Reservoir Water Activities
- Interpretive Activities at East Peak Lodge
- East Peak Lodge Hiking Trail
-

Sky Meadows Basin (Entirely within the Lake Tahoe Basin)

- Sky Meadows Zipline Canopy Tour
- Sky Meadows Challenge Course
- Ridge Run Lookout Tower and Observation Deck
- Interpretive Activities at Sky Deck
-

Mountainwide

- Educational Opportunities and Interpretive Information
- Mountain Excursion Tour
- Connecting Trails (e.g., Panorama Trail to connect East Peak Lake area to Tahoe Rim Trail and Van Sickle Park)
- Emergency Gondola Snow Cat Evacuation Route (Winter Use Only)

Alternative 1: Includes each of the components of the Proposed Action above except for the Forest Flyer Alpine Coaster. Although the Forest Flyer Alpine Coaster in Adventure Peak would be eliminated, Alternative 1 proposes the 'Sky Basin Coaster' located in Sky Meadows Basin. This alternative is being studied as an alternative location due to the potential for sensitive species habitat in the Forest Flyer location in Adventure Peak. The Sky Basin Coaster would operate using a similar system and equipment as the Forest Flyer Alpine Coaster.

Alternative 2: Includes the Proposed Action minus the Sky Basin Challenge (Ropes) Course. This alternative is being studied as a strategy for reducing physical impacts to the Sky Meadow SEZ area. This alternative would remove the Sky Meadows Challenge (Ropes) Course from the Proposed Action, but would retain the remaining Sky Basin components included under the Proposed Action (e.g., Sky Meadows Zipline Canopy Tour and Ridge Run Lookout Tower).

Alternatives that were considered but eliminated from detailed study are identified in Section 2.5, page 2-41 of the Draft EIR/EIS/EIS.

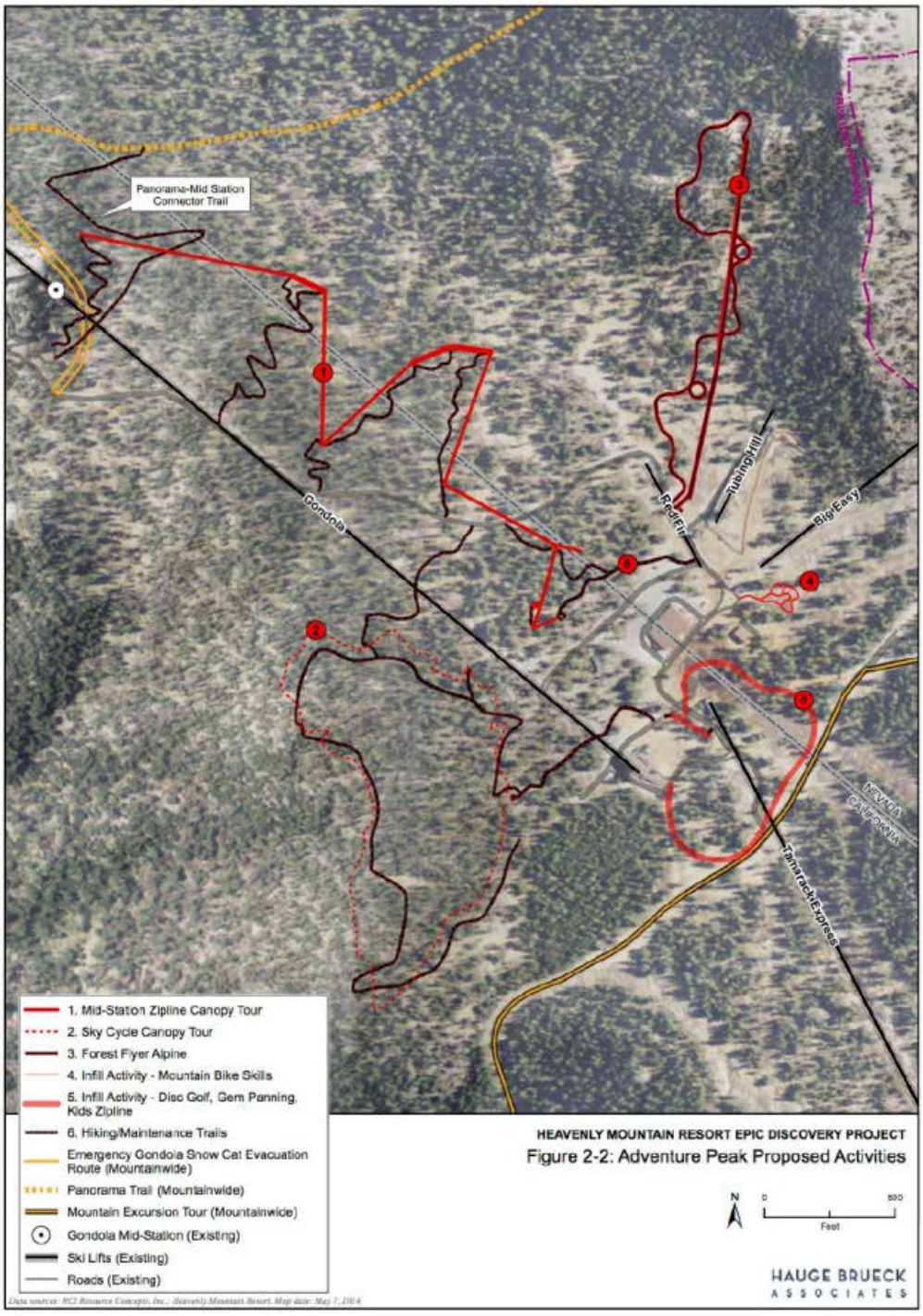
Issues/Concerns: The Executive Summary (beginning on page Summary- 4 of the Draft EIR/EIS/EIS) summarizes areas of potential effect and required mitigation measures/design features. Section 1.5 of the document summarizes the environmental issues of the project while Section 2.7 provides a summary and comparison of alternatives (including Table 2-8 that summarizes the potential effects of each alternative). Technical appendices for the Draft EIR/EIS/EIS can be found on the TRPA website at http://www.trpa.org/document/projects-plans/.

The cumulative impacts associated with the past, present and probable future projects in the vicinity of the proposed project are analyzed in a draft document. For purposes of this analysis, cumulative projects are those that have occurred or are reasonably planned to occur within the operational boundary or associated watersheds of the Heavenly Mountain Resort.

Representatives from Heavenly Mountain Resort, US Forest Service, Lahontan Regional Water Quality Control Board, and Hauge Brueck Associates, the consulting firm contracted by TRPA to prepare the Draft EIR/EIS/EIS, will be present at the Advisory Planning Commission hearing to answer questions.

Comment Period: In accordance with Article 6.13(b) of the Tahoe Regional Planning Agency (TRPA) Rules of Procedure, the 60-day public comment period for the Epic Discovery Project Draft commenced on August 22, 2014, and will conclude on October 27, 2014. The purpose of the comment period is to allow public comment on the alternatives, issues, mitigations, and analysis of impacts in the Draft EIR/EIS/EIS. Copies of the Draft EIR/EIS/EIS were mailed or delivered to the APC members, the California and Nevada state clearinghouses, and other interested parties on August 22, 2014 with an electronic copy posted to the TRPA webpage. Additional public comments will be solicited at the September 24, 2014, meeting of the Governing Board. Final TRPA action on the EIR/EIS/EIS and the project will be scheduled at a later date. At the conclusion of the comment period, a Final EIR/EIS/EIS will be prepared that will include responses to all written comments received during the comment period, and may include responses to oral or late comments per Article 6.14, Rules and Procedure.

Should you have any questions or comments regarding this agenda item, please contact David L. Landry, at 775-589-5214 or dlandry@trpa.org. If you wish to comment on the project in writing please send comments to:


Panorama-Mid Station Connector Trail
Gondola
Red Fir
Tubing Hill
Big Easy
Tamarack Express
NEVADA
CALIFORNIA
1. Mid-Station Zipline Canopy Tour
2. Sky Cycle Canopy Tour
3. Forest Flyer Alpine
4. Infill Activity - Mountain Bike Skills
5. Infill Activity - Disc Golf, Gem Panning, Kids Zipline
6. Hiking/Maintenance Trails
Emergency Gondola Snow Cat Evacuation Route (Mountainwide)
Panorama Trail (Mountainwide)
Mountain Excursion Tour (Mountainwide)
Gondola Mid-Station (Existing)
Ski Lifts (Existing)
Roads (Existing)
HEAVENLY MOUNTAIN RESORT EPIC DISCOVERY PROJECT
Figure 2-2: Adventure Peak Proposed Activities
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500
Feet
HAUGE BRUECK ASSOCIATES

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MEMORANDUM

Date: September 3, 2014

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Workshop to discuss potential Residential Allocation Distribution program changes

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Requested Action: Hold a public workshop to discuss the distribution of residential allocations among local jurisdictions and provide direction to staff regarding possible future Code amendments related thereto.

Summary: At last month's August 13, 2014, public meeting APC members expressed their interests to change the residential allocation distribution across the different jurisdictions. Those interests included developing a program with the following qualities:

- Fair and equitable
- Clear record that is defensible
- Consistent with the Regional Plan
- Suitable for a 20-year planning horizon
- Simple and understandable
- Not retroactive
- Allows allocation sharing between jurisdictions and local discretion
- Allows flexibility and adaptive management to meet current and forecasted additional residential development demands
- Sideboard: address percent distribution, not IPES line

APC Information Request: Commissioners requested the following additional information for the September 10, 2014, APC meeting to inform their recommendation as to whether the residential allocation distribution should be changed:

	Current Percent Distribution	Vacant Parcel Inventory with Residential Development Rights	Vacant Currently Buildable Parcel Inventory	Area within Town Centers for Potential Multi-Family Development *	Current Allocation Supply and *Demand (Waiting List)*
DG County	7%	282 lots - 5%	201 lots - 6%	204 acres -13%	*(47)*
EL County	38%	1699 lots - 33%	1346 lots - 43%	100 acres - 6%	12
PL County	22%	1507 lots - 29%	464 lots - 15%	340 acres - 22%	68
CSLT	16%	1513 lots - 29%	988 lots - 31%	623 acres - 40%	*(114)*
WA County	17%	219 lots- 4%	141 lots - 5%	302 acres - 19%	86
Total		5,220 lots	3,140 lots	1,569 acres	

Data are provided for information purposes and is approximate and not regulatory

* With adoption of an Area Plan multi-family residential density is 25 units/acre maximum

In addition to the data in the above table APC members requested the following information and report regarding:

- Historic demand and availability of residential allocations. See Attachment A for allocation accounting from 1987 through 2014. The number in parenthesis indicates the number of allocations that were unused in the identified year and returned to TRPA.
- Regional land use commodities system and inventory data. See Attachment B for the March 2014 Regional Land Development Commodities Data Summary.
- Four-year release cycle limitation of land use commodities authorized through the 2012 Regional Plan Update (RPU). The certified RPU Environmental Impact Statement (EIS) identified two potentially significant environmental impacts resulting from increased traffic associated with the additional development proposed to be authorized in the various RPU alternatives. The impacts were related Level of Service (LOS) of roadway operations and regional Vehicle Miles Travelled (VMT), and limiting the release of additional land use commodities to four-year distribution cycles of not more 20 percent of the total commodities was an EIS mitigation measures for all RPU alternatives that reduced those LOS and VMT impacts to less than significant.

Discussion: At the September 10, 2014, public meeting the APC will discuss ideas that align with the identified interests to change the allocation distribution.

Contact Information: If you have any questions or comments on this matter, please contact Patrick Dobbs, at (775) 589-5215, or pdobbs@trpa.org.

Attachments:

A. Historical allocation distribution
B. Regional Land Development Commodities Data Summary

Residential Allocation Accounting 1987 Through 2014

Residential Allocations

Jurisdiction	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Douglas County	18	23	23	18	18	23 (3)	23 (6)	23 (8)	23 (1)	23	23 (1)	23 (6)	23 (6)	23
Washoe County	67	67	45	45	45	59 (6)	59 (7)	59 (24)	59 (11)	59	59 (6)	59 (21)	59 (39)	59 (27)
El Dorado County	107	106	61	175	174	130 (1)	130 (3)	130 (10)	130 (19)	130	92 (12)	92 (11)	92 (7)	92 (7)
City of South Lake Tahoe	CSLT total were included in El Dorado County totals for years 1987 to 1996										38 (8)	38 (3)	38 (3)	38 (3)
Placer County	103	103	103	63	63	88 (5)	88 (20)	88 (26)	88 (12)	88	88 (38)	88 (39)	88 (34)	88 (37)
Total	295 (5)	299 (1)	232 (68)	301	300	300 (15)	300 (36)	300 (68)	300 (43)	300	300 (65)	300 (80)	300 (89)	300 (76)

Residential Allocations

Jurisdiction	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*	2011	2012*	2013	2014
Douglas County	22	22 (10)	13	14	12	13	14	14	15		7		8	9
Washoe County	59 (12)	59 (35)	38 (20)	40 (22)	34 (19)	31	31	37	40		18		22	22
El Dorado County	92 (6)	92 (8)	111	90	83 (1)	83	76	76	69		27		45	47
City of South Lake Tahoe	38 (3)	38 (3)	41	35	29	35	29	35 (3)	32		14		18	20
Placer County	88 (33)	88 (28)	46	46	50	50	50	50	50		20		26	31
Total	299 (54)	299 (84)	248 (20)	225 (22)	208 (20)	212	200	212 (3)	206		86		119	129

The number in parenthesis indicates the number of allocations that were unused in the identified year and returned to TRPA.

* TRPA did not distribute residential allocations to local jurisdictions in 2010 and 2012.

Tahoe Regional Planning Agency

Regional Land Development Commodities Data Summary

March 14, 2014

TAHOE REGIONAL PLANNING AGENCY

A Voice for Lake Tahoe

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Commodities Data Summary

The first section of this document provides summary data on the current amounts and locations of these commodities. The second section provides summary data on recent commodity transfers. The last section is a more detailed explanation of the data and methodologies used to generate them.

Current Amounts and Locations of Commodities

The three main categories of Development Commodities in the Lake Tahoe Region are: Residential Units (RUs), Tourist Accommodation Units (TAUs), and Commercial Floor Area (CFA).

- A Residential Unit (RU) is defined as an independent housekeeping unit with facilities for living, cooking, sleeping, and eating designed to be occupied permanently by one family or one collective household (Ch. 90 Definitions, TRPA Code of Ordinances). A Residential Unit commodity is categorized as a Residential Unit of Use (RUU) (a.k.a., Existing Residential Unit or ERU) when the parcel is developed or it is referred to as a Residential Development Right (RDR) when the privately owned parcel is vacant and meets the criteria in TRPA Code of Ordinances section 50.3.1 (a development right basically is the right to potential residential use that is attached to certain parcels in the region). Both RUUs (ERUs) and RDRs can be transferred as distinct commodities. In addition a limited number of Residential Bonus Units (RBUs) are available in certain instances as incentives (e.g., transfers from environmentally sensitive and remote lands to Town Centers).

- Tourist Accommodation Units (TAUs) refers to the number of units in a hotel, motel, timeshare, bed and breakfast, or inn that can be rented by the day or week and occupied on a temporary basis (Ch. 90 Definitions, TRPA Code of Ordinances).

- Commercial Floor Area (CFA) refers to the gross square footage of floor area within the outer wall of a commercial building, not including stairwells and airshafts (Ch. 90 Definitions, TRPA Code of Ordinances). The square footage of other facilities related to the commercial building, including but not limited to decks that are designated for commercial use under a permit, shall be considered CFA. *Square footage for the following shall not constitute CFA: parking areas, driveways, parking structures, outside stairways, and walkways; accessory uses determined by TRPA not to contain additional CFA pursuant to subparagraph 50.5.1.A; Temporary projects pursuant to Ch. 22; and the area of play in an indoor tennis court, the area in an indoor pool, and the area for skating in an indoor roller or ice skating rink.*

Table 1, below, shows the total estimated amount of residential units, tourist accommodation units, and commercial floor area, and the geographic distribution of these commodities relative to the Town Centers identified in the Lake Tahoe Regional Plan. More detailed information on each type of commodity in Table 1 is included in Tables 5-7 in the last part of this document.

Table 2 shows the remaining residential bonus units, tourist accommodation units, and commercial floor area. The method used to create this information is also included in the last section of this document.

Table 1: Distribution of Existing Commodities Inside, Within ¼ Mile, and Outside of Town Centers

Land Use	Units	CFA	Percent of Total
Residential	**47,391 Total**		
Town Centers	1,821		3.84%
¼ Mile or less from Town Centers [1] (referred to as neutral)	13,505		28.50%
Land outside the ¼ Mile Buffer (referred to as remote)	32,065		67.66%
Tourist	**11,947 Total**		
Town Centers	9,960		83.37%
¼ Mile or less from Town Centers [1] (referred to as neutral)	740		6.19%
Land outside the ¼ Mile Buffer (referred to as remote)	1,247		10.44%
Commercial		5,551,693 Total	
Town Centers		3,504,995	63.13%
¼ Mile or less from Town Centers [1] (referred to as neutral)		585,708	10.55%
Land outside the ¼ Mile Buffer (referred to as remote)		1,460,990	26.32%
1. Ski Areas that have transit service (Homewood Ski Area and Heavenly Mountain Resort) were also included into the ¼ mile area estimates.			

Table 2: Remaining Residential Bonus Units, Residential Allocations, Tourist Accommodation Units, and Commercial Floor Area

COMMODITY	JURISDICTION	AREA	USED FROM 1986-2011	REMAINING FROM 1987 PLAN	NEW 2012 RPU RELEASE & 2013-2014 RA RELEASE	TOTAL REMAINING
RBU	CSLT	Stateline/Ski Run Community Plan	56	89		89
RBU	CSLT	Bijou/Al Tahoe Community Plan	0	20		20
RBU	Douglas County	Kingsbury Community Plan	63	67		67
RBU	Placer County	Tahoe City Community Plan	0	20		20
RBU	Placer County	Tahoe Vista Community Plan	0	20		20
RBU	Placer County	North Stateline Community Plan	0	50		50
RBU	Washoe County	Incline Village Commercial Community Plan	6	14		14
RBU	Washoe County	Incline Village Tourist Community Plan	91	19		19
RBU	Washoe County	Ponderosa Ranch Community Plan	0	50		50
RBU	TRPA	TRPA Residential Bonus Pool	347	488		488
RBU	TRPA	TRPA Pool (Centers)			600	600
Total RBU						1,437
RA	CSLT	City of South Lake Tahoe			38	
RA	Douglas County	Douglas County			17	
RA	El Dorado County	El Dorado County			92	
RA	Placer County	Placer County			57	
RA	Washoe County	Washoe County			44	
RA	TRPA	TRPA Pool			12	
Total RA					260	

TAU	CSLT	Stateline/Ski Run Community Plan	0	25		25
TAU	CSLT	Bijou/Al Tahoe Community Plan, South Y CP, South Y Industrial Tract CP		0		0
TAU	Douglas County	Round Hill Community Plan	25	0		0
TAU	Douglas County	Kingsbury Community Plan		0		0
TAU	Douglas County	Stateline Community Plan	0	25		25
TAU	El Dorado County	Meyers Community Plan	0	10		10
TAU	Placer County	Tahoe City Community Plan	0	25		25
TAU	Placer County	Carnelian Bay CP, Tahoe Vista CP, Kings Beach CP, Kings Beach Industrial CP		0		0
TAU	Washoe County	North Stateline CP	31	14		14
TAU	Washoe County	Incline Village Commercial CP, Incline Village Tourist CP, Ponderosa Ranch CP		0		0
TAU	TRPA	Unassigned to Community Plans	5	40		40
TAU	TRPA	TRPA TAU Pool	118	82	0	82
Total TAU						221

CFA	CSLT	Bijou/Al Tahoe Community Plan (CP)		8,244		8,244
CFA	CSLT	CSLT- Completed Environmental Improvement Project in CP		7,353		7,353
CFA	CSLT	CSLT- Community Plan recharge, additions added in 2001		5,873		5,873
CFA	CSLT	CSLT-Tahoe Valley Community Plan		0		0
CFA	CSLT	CSLT- Area outside of Community Plans		0		
CFA	CSLT	CSLT- 2007 Environmental Improvement Project second round		8,000		8,000
CFA	CSLT	Stateline/Ski Run Community Plan		8,662		8,662
CFA	CSLT	South Y Industrial Tract Community Plan		1,007		1,007
CFA	Douglas County	Douglas non-community plan & Round Hill CP		0		0
CFA	Douglas County	Kingsbury Community Plan		1,250		1,250
CFA	Douglas County	Stateline Community Plan		35,000		35,000
CFA	El Dorado County	El Dorado non-community plan		0		0
CFA	El Dorado County	Meyers Community Plan		33,650		33,650
CFA	Placer County	Kings Beach Industrial Community Plan		3,456		3,456
CFA	Placer County	Kings Beach Community Plan		20,816		20,816
CFA	Placer County	North Stateline Community Plan (032)		4,500		4,500
CFA	Placer County	Placer non-community plan		21,888		21,888
CFA	Placer County	Carnelian Bay Community Plan		1,250		1,250
CFA	Placer County	Tahoe City Community Plan		20,699		20,699
CFA	Placer County	Tahoe Vista Community Plan		0		0
CFA	Washoe County	Incline Village Commercial CP, Incline Village Tourist CP		0		0
CFA	Washoe County	Ponderosa Ranch Community Plan & North Stateline CP		0		0
CFA	Washoe County	Washoe non-community plan		2,000		2,000
CFA	TRPA	TRPA pool for transfer match from sensitive lands (Note: 2012 release unavailable until remaining CFA from the 1987 plan used)	85,537	160,347	200,000	360,347
Total CFA						543,995

Recent Transfers of Land Development Commodities

When existing development or development rights are removed, the associated development commodities can be banked or retired from future development. The categories of commodities are:

- Existing commodities are currently developed and actively used commodities.
- Banked commodities include commodities not actively used on the ground that could be transferred to a suitable development site (such as an old hotel that is no longer in operation).
- Transferred commodities are commodities that are removed or retired from one site and transferred to another development site that is deemed suitable for this type of development in the applicable Area Plan, Community Plan, or Plan Area Statement. Chapter 51 of the TRPA Code sets for the criteria for transfers of development.

Table 3, below, shows the average annual transfer of development commodities from 2008 to 2012. These figures were estimated as part of the process of preparing Regional Plan performance measures. Table 4 shows the latest annual accounting of commodity transfers and conversions.

Table 3: Average Annual Development Transfers 2008-2012

Land Use Type	Transfers from SEZ to Town Centers	Transfers from other Environmentally Sensitive Lands to Town Centers	Transfers from Remote Areas[1] to Town Centers
Residential Units	0	0	0
CFA (sf)	49[2]	0	49[2]
Tourist Accommodation Units	0	0	0
Residential Development Rights	0	0	0

1. Land outside the ¼ Mile Buffer from Town Centers is referred to as "Remote".
2. CFA transfer for 247 sq. ft. in 2008. This transfer was from a parcel that is both SEZ and Remote, and is therefore included in both columns.

Table 4: Commodity Transfers and Conversions, 2013

Type	Sending Jurisdiction	LC Sending Area	Commodity	Amount	LC Receiving Area	Date	Conversion Notes
Transfer	CSLT	1b coverage, site is IPES 671	Hard coverage	598	IPES 486	1/30/2013	
Transfer	CSLT	7	RUU	1	IPES 973	11/1/2013	Conversion of 1 TAU to 1 RUU
Transfer	CSLT	5, 1b	TAU	34	7	10/22/2013	
Transfer	CSLT	3	Potential coverage	1194	IPES 635	3/5/2014	
Transfer	CSLT	5	TAU	27	7	10/22/2013	
Transfer	CSLT	7	TAU	50	7	10/22/2013	
Transfer	CSLT	1b	TAU	63	7	10/23/2013	
Transfer	CSLT	5	TAU	20	7	10/22/2013	
Transfer	CSLT	7	RUU	1	IPES 865	6/3/2013	Conversion of 1 TAU to 1 RUU
Transfer	CSLT	3	Potential coverage	2180	IPES 696	4/30/2013	
Transfer	Douglas County	1b	Hard coverage	1591	IPES 696	2/21/2014	
Transfer	Douglas County	6	Potential coverage	281	IPES 821	12/20/2013	
Transfer	Douglas County	6	Potential coverage	269	6 (also 4, 1b)	2/25/2014	
Transfer	Douglas County	1b	RUU	1	IPES 731	7/26/2013	
Transfer	Douglas County	6	Potential coverage	880	IPES 731	7/26/2013	
Transfer	Douglas County	6	Potential coverage	880	IPES 773	7/26/2013	
Transfer	Douglas County	6	Potential coverage	880	IPES 731	7/26/2013	
Transfer	Douglas County	6	Potential coverage	880	IPES 731	7/26/2013	
Transfer	Douglas County	1b, 2,4,6	RUU	1	IPES 975	3/29/2013	
Conversion	El Dorado County		TAU	27	N/A	8/8/2013	Converted to 8958 CFA
Transfer	Placer County	5	Development right	6	5	10/11/2013	

Explanation of Data and Methodologies Used

Table 1 was developed after the Regional Plan was updated to support the performance measures process. It is a compilation of select figures from Tables 5-7 which are explained below.

Table 2 provides an estimate of the remaining residential bonus units, tourist accommodation units, and commercial floor area in different areas. The Commodities Tracking System, initiated in 2013, will provide an ongoing detailed accounting of these commodities going forward. Pre-2013 figures (i.e., pre-Commodity Tracking System) were largely determined through use of GIS and permitting information described in more detail below.

Table 3 provides the Average Annual Development Transfers from 2008 to 2012. It also was developed to support the Regional Plan performance measures process. The method used to generate these figures was also used to generate the figures in Table 4 as discussed below.

Table 4 shows the latest accounting of commodities transfers and conversions. In 2013, TRPA established a Commodities Tracking System that tracks Residential Units, Tourist Accommodation Units, Commercial Floor Area and Land Coverage transfers through the TRPA Permit Tracking system. Those data were used in creating Table 4. Both Tables 3 and 4 include unit transfer information obtained by querying records from the TRPA Permit Tracking System (Accela), conducting physical file research, and based on locational information derived from GIS analysis (i.e., analysis to determine whether the site is located in a Town Center, SEZ area, or on other environmentally sensitive lands). Accela data from all transfer applications submitted for each of the study years were used (i.e., commodity transfers were quantified for each year between 2002 and 2013 on a parcel basis). The list was sorted to show only transfers that were applications to TRPA that had been finalized (i.e., withdrawn applications were excluded). All remaining records were used to determine the quantity of coverage or units being transferred, the sending and receiving parcels for each transfer, and the land capability or IPES score of the sending parcels to determine which transfers were from SEZ or sensitive parcels. For the unit transfers, the TRPA GIS was used to determine which of the receiving parcels were in Centers, and of those, which had sending parcels that were “remote”(i.e., land outside the ¼ mile buffer from Town Centers).

Tables 5-7 are estimates of existing and banked commodities that were originally calculated for the 2012 Regional Plan Environmental Impact Statement. The calculations for the number of existing residential units, TAUs, and CFA were derived based on Geographic Information System (GIS) data. The GIS data used for these estimates were the 2010 Assessor Parcel GIS Dataset (*El Dorado County, Washoe County, Douglas County, Placer County, Carson City Property Assessors*), the 2010 LiDAR (Light Detection and Ranging remotely sensed data) GIS Dataset (*Spatial Informatics Group, LLC*), and the TRPA Town Centers GIS data layer. To obtain the TAUs and residential units, the ‘units’ field provided in the Assessor parcel dataset was summed for residential and tourist uses classified in the Assessor parcel data. To calculate the CFA, the areas with building footprints were selected from the 2010 LiDAR impervious surface data layer and then a smaller sub-section was extracted to include only the overlying “commercial” parcels, as recognized in the Assessor parcel data. The building areas in “commercial” parcels were calculated using GIS spatial measurement tools to get a best estimate of CFA.

Table 5: Residential Units Accounting

	ESTIMATED EXISTING RESIDENTIAL UNITS AND DEVELOPMENT RIGHTS			ESTIMATED EXISTING RESIDENTIAL UNITS BY LAND CAPABILITY DISTRICTS			UNUSED RESDENTIAL BONUS UNITS	RESIDENTIAL ALLOCATION (2013/14)
Jurisdiction / Agency	**Estimated Total Existing Residential Units[1]**	**Banked Residential Development Rights[2]**	**Banked Existing Residential Units of Use[3]**	**SEZs (1b)**	**Other Sensitive Lands (1a, 1c, 2**	**Non-Sens. Lands (4,5**	**Residential Bonus Units Remaining from 1987 Plan[4]**	**Residential Allocations Assigned to Local Jurisdictions[5]**
City of South Lake Tahoe	15,499	0	27	5,234	353	9,912	0	38
Douglas	4,343	0	0	516	2,503	1,324	0	17
El Dorado	8,593	0	0	1,441	1,999	5,153	0	92
Placer	11,170	3	0	1,221	1,721	8,228	0	57
Washoe	7,356	0	0	411	2,000	4,945	0	44
Carson City	1	0	0	0	1	0	0	NA
TRPA Pool	NA	0	0	NA	NA	NA	874	12
California Tahoe Conservancy	NA	275	59	NA	NA	NA	NA	NA
Nevada Division of State Lands	NA	2	0	NA	NA	NA	NA	NA
TOTALS[6]	**46,962**	**278**	**86**	**8,823**	**8,577**	**29,562**	**874**	**260**

1. Estimated existing residential units derived from 2010 US Census Enumeration and County Assessor parcel databases.
2. Data provided by Placer County staff, 6/26/2012; CTC Annual Authorization of Land Bank Activities and Allocations of Coverage and other Marketable Rights, June 20, 2012 Staff Summary; Data provided by Elyse Randles, Nevada Tahoe Resource Team, Nevada Division of State Lands, 6/5/2012.
3. CSLT, Property Tracking for TRPA TAU Requirement Fulfillment List 2/27/2009; CTC Annual Authorization of Land Bank Activities and Allocations of Coverage and other Marketable Rights, June 20, 2012 Staff Summary. Twenty-five (24) of the sixty (59) Existing Residential Units of Use held by the CTC are also available for use as TAUs.
4. 245 bonus units from the TRPA Pool of 525 reserved for Community Enhancement Projects not built. Of the 874 bonus units, 349 have been assigned to various CPs.
5. These data were updated to include new allocation distribution numbers released for 2013 and 2014.
6. The estimated total of existing residential units is 430 units less than previously reported in the DEIS (47,392). The 430 units are located off of Kingsbury Grade outside TRPA's jurisdictional boundary but are considered part of the Tahoe Region for census enumeration purposes. The units have been removed from the accounting for Douglas County and the overall estimated total.

Table 6: Tourist Accommodation Units (TAU) Accounting

	ESTIMATED EXISTING TAUs		ESTIMATED EXISTING TAUs BY LAND CAPABILITY DISTRICTS			ESTIMATED TAUs BY LAND USE DISTRICT			UNUSED TAUs
Jurisdiction/ Agency	**Total Existing TAUs[1]**	**Banked TAUs[2]**	**SEZs (1b)**	**Other Sensitive Lands (1a, 1c, 2 & 3)**	**Non-Sensitive Lands (4, 5, 6 & 7)**	**TAUs Located in Community Plans, Town Centers or Regional Center**	**TAUs Located in High Density Tourist District**	**TAUs Located Outside**	**TAUs Remaining from 1987 Plan[3]**
City of South Lake Tahoe	7,026	18	1,822	188	5,016	6,028	0	998	0
Douglas County	2,651	0	988	638	2,013	341	2,262	48	0
El Dorado County	113	0	0	93	20	0	0	113	0
Placer County	1,340	6	400	50	890	969	0	371	0
Washoe County	817	0	0	38	779	817	0	0	0
TRPA Pool	NA	0	NA	NA	NA	NA	NA	NA	342
California Tahoe Conservancy	NA	24	NA	NA	NA	NA	NA	NA	NA
Nevada Division of State Lands	NA	0	NA	NA	NA	NA	NA	NA	NA
TOTALS	**11,947**	**48**	**3,210**	**1,007**	**8,718**	**8,155**	**2,262**	**1,530**	**342**

1. Estimated TAUs based on a GIS query of county assessor data for parcels coded as tourist use.
2. Banked units remaining from the former redevelopment agencies of Placer County and the City of South Lake Tahoe. The CTC has 24 banked ERUs that may be used as TAUs. See CTC Annual Authorization of Land Bank Activities and Allocations of Coverage and other Marketable Rights, June 20, 2012 Staff Summary.
3. 90 bonus units from the TRPA Pool of 342 have been reserved for Community Enhancement Projects that have not been built. Of the 342 TAUs, 130 have been assigned to various community plans.

Table 7: Commercial Floor Area (CFA) Accounting

	ESTIMATED EXISTING CFA		ESTIMATED EXISTING CFA BY LAND CAPABILITY DISTRICTS			ESTIMATED CFA BY LAND USE DISTRICT		UNUSED CFA
Jurisdiction/ Agency	**Total Existing CFA[1]**	**Banked CFA[2]**	**SEZs (1b)**	**Sensitive Lands (1a, 1c, 2 & 3)**	**Non- Sensitive Lands (4, 5, 6, 7)**	**Located in Community Plans, Town Centers or Regional Center**	**Located Outside**	**Remaining from 1987 Plan[3]**
CSLT	2,858,989	0	1,228,452	19,110	1,611,427	2,122,597	736,392	52,986
Douglas	703,777	0	12,588	548,501	142,688	609,702	94,075	36,250
El Dorado	325,766	0	89,406	69,868	166,492	198,670	127,096	36,150
Placer	1,306,564	4,566	477,560	21,022	807,982	930,073	376,491	72,609
Washoe	1,208,797	0	9,855	146,281	1,052,661	1,167,138	41,659	2,000
TRPA Pool	NA	0	NA	NA	NA	NA	NA	183,584
California Tahoe Conservancy	NA	19,676	NA	NA	NA	NA	NA	NA
Nevada Division of State Lands	NA	0	NA	NA	NA	NA	NA	NA
TOTALS	**6,403,893**	**24,242**	**1,817,861**	**804,782**	**3,781,250**	**5,028,180**	**1,375,713**	**383,579**

1. Estimated CFA based on a GIS query of TRPA's LIDAR Data and county assessor's data for parcels coded as commercial. Does not include CFA associated with TA Uses.
2. Data provided by Placer County staff; CTC Annual Authorization of Land Bank Activities and Allocations of Coverage and other Marketable Rights, June 20, 2012 Staff Summary.
3. 158,816 sq. ft. of CFA from the TRPA Pool of 183,584 have been reserved for Community Enhancement Projects that have not been built. Up to an additional 200,000 sq. ft. of CFA may be allocated once the 383,579 sq. ft. of unused CFA is used.