


TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION AND GOVERNING BOARD
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that on **Wednesday, December 13, 2006** commencing at **8:30 a.m.**, the Tahoe Regional Planning Agency **Advisory Planning Commission** will conduct its regular meeting at **Harrah's Conference Center, Stateline, NV**. The agenda for the meeting is attached hereto and made a part of this notice.

NOTICE IS FURTHER GIVEN that on **Wednesday, December 13, 2006** Commencing at **9:30 a.m.**, at the same location, the **Tahoe Regional Planning Agency Governing Board** will hold a joint workshop with the **Advisory Planning Commission**. The agenda will be as follows: **1)** Advisory Planning Commission and Governing Board members will conduct a workshop on the elements of the final Shorezone Environmental Impact Statement and the proposed Shorezone Ordinances.

November 22, 2006



John Singlaub
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

Harrah's Conference Center
Stateline, NV

December 13, 2006
8:30 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 (No Action)

Any member of the public wishing to address the Advisory Planning Commission on any item not listed on the agenda may do so at this time. Public comment on Public Hearing items will be taken at the time those agenda items are heard.

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. PUBLIC HEARINGS
 - A. Recommendation on the Number of 2007 Residential Allocations to be Allocated to Local Jurisdictions. Page 1
- VI. REPORTS
 - A. Executive Director
 - B. Legal Counsel
 - C. APC Members
- VII. ADVISORY PLANNING COMMISSION/GOVERNING BOARD JOINT SHOREZONE WORKSHOP (*time certain 9:30 a.m.*)
- VIII. ADJOURNMENT

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MEMORANDUM

November 28, 2006

To: TRPA Advisory Planning Commission
From: TRPA Staff
Subject: Recommendation to Distribute 2007 Residential Allocations

Proposed Action: Hold the public hearing as noticed and make a recommendation to the TRPA Governing Board on the distribution of 2007 residential allocations, as set forth below.

City of South Lake Tahoe	29 allocations
Douglas County	14 allocations
El Dorado County	76 allocations
Placer County	50 allocations
<u>Washoe County</u>	<u>31 allocations</u>
Total	200 allocations

Staff Recommendation: TRPA staff recommends that the APC recommend approval of the attached resolution to the Governing Board, establishing the number of 2007 residential allocations for each local jurisdiction as noted above.

Performance Review Committee Recommendation: The Performance Review Committee (PRC) unanimously recommended the residential allocations, (above) subject to any final adjustments that may arise from additional information pertaining to the permit and compliance audit scores. The PRC is comprised of management level staff from each of the local jurisdictions and TRPA, except for Carson City County. The recommended number of allocations for the CSLT was increased by three from the PRC meeting.

Background/Analysis: On October 25, 2006, the TRPA Governing Board, with endorsement from the Advisory Planning Commission, approved amendments to the TRPA Goals and Policies (Land Use and Implementation Elements), the Code of Ordinances (Chapters 33 and 35) and Community Plans to extend the expiration dates for residential allocations, enabling “additional development” to continue until the updated TRPA Regional Plan is adopted. The adopted system sets the base number of allocations at 150 with the ability to range from a minimum of 78 to a maximum of 294 based on performance criteria in four areas: permit issuance and compliance, EIP Implementation, BMP Retrofit and increase Transit Level of Service (TLOS).

The following is a summary of the PRC Analysis that established the recommended allocation numbers.

City of South Lake Tahoe – Base number of residential allocations is 23.

Transit Level of Service The City of South Lake Tahoe will not receive enhancements or deductions in the number of allocations in this category for maintaining the TLOS criteria as documented in the prior year.

Permit Monitoring The City of South Lake Tahoe scored 97.5% on the project review portion of the performance audit and scored 92% on the compliance portion. Therefore, two units of enhancement (six allocations) will be awarded in this category since the audit scores in both categories exceed 90%.

EIP Project Implementation The City of South Lake Tahoe completed 50% to 70% of EIP project components based on 2004-2008 EIP Project List Submittals. Therefore, no increments of enhancement or deduction are recommended in this linkage category.

BMP Retrofit Implementation The City of South Lake Tahoe maintained adequate resources to implement their BMP Retrofit Implementation Program; however, the target percentages for implementation were not met. Therefore, no additional units of enhancement will be awarded in this category.

Recommendation PRC and Staff recommend that the City of South Lake Tahoe receive 29 residential allocations in 2007.

EI Dorado County – Base number of residential allocations is 55.

Transit Level of Service EI Dorado County will not receive enhancements or deductions in the number of allocations in this category for maintaining the TLOS criteria as documented in the prior year.

Permit Monitoring EI Dorado County scored 99.3% on the project review portion of the performance audit and scored 90% on the compliance portion. Therefore, two units of enhancement (14 allocations) will be awarded in this category since the audit scores in both categories exceed 90%.

EIP Implementation EI Dorado County completed 71-100% of EIP project components based on 2004-2008 EIP Project List Submittals. Therefore, one additional unit of enhancement (7 allocations) will be awarded in this category.

BMP Retrofit Implementation EI Dorado County maintained adequate resources to implement their BMP Retrofit Implementation Program; however, the target percentages for implementation were not met. Therefore, no additional units of enhancement will be awarded in this category.

Recommendation PRC and Staff recommend that EI Dorado County receive 76 residential allocations in 2007.

Placer County – Base number of residential allocations is 34.

Transit Level of Service Placer County increased five of nine TLOS criteria by over 5%. Based on Chapter 33 of the TRPA Code of Ordinances, this will result in Placer County receiving 2 increments of enhancement (8 allocations) to the baseline allocation.

Permit Monitoring Placer County scored 90.5% on the project review portion of the performance audit and scored 75% on the compliance portion. Therefore, one unit of enhancement (4 allocations) will be awarded in this category since the audit scores in both categories exceed 75%.

EIP Implementation Placer County completed 71-100% of EIP project components based on 2004-2008 EIP Project List Submittals. Therefore, one additional unit of enhancement (4 allocations) will be awarded in this category.

BMP Retrofit Implementation Placer County maintained adequate resources to implement their BMP Retrofit Implementation Program; however, the target percentages for implementation were not met. Therefore, no additional units of enhancement will be awarded in this category.

Recommendation PRC and Staff recommend that Placer County receive 50 residential allocations in 2007.

Washoe County – Base number of residential allocations is 25.

Transit Level of Service Washoe County will not receive enhancements or deductions in the number of allocations in this category for maintaining the TLOS criteria as documented in the prior year.

Permit Monitoring Washoe County scored 99.5% on the project review portion of the performance audit and scored 81% on the compliance portion. Therefore, one unit of enhancement (3 allocations) will be awarded in this category since the audit scores in both categories exceed 75%.

EIP Implementation Washoe County completed 71% to 100% of EIP project components based on 2004-2008 EIP Project List Submittals. Therefore, one additional unit of enhancement (3 allocations) will be awarded in this category.

BMP Retrofit Implementation Washoe County maintained adequate resources to implement their BMP Retrofit Implementation Program; however, the target percentages for implementation were not met. Therefore, no additional units of enhancement will be awarded in this category.

Recommendation PRC and Staff recommend that Washoe County receive 31 residential allocations in 2007.

Douglas County – Base number of residential allocations is 13.

Transit Level of Service Douglas County increased three of nine TLOS criteria by over 5%. Based on Chapter 33 of the TRPA Code of Ordinances, this will result in Douglas County receiving 1 increment of enhancement (1 allocation) to the baseline allocation.

Permit Monitoring Douglas County scored 96.5% on the project review portion of the performance audit and scored 93% on the compliance portion. Therefore, two units of enhancement (2 allocations) will be awarded in this category since the audit scores in both categories exceed 90%.

CIP Project List and Water Quality Project Maintenance A CIP Project List and MEP were not submitted to TRPA until recently, therefore progress made in implementing these projects can not be determined at this time (next year will afford the opportunity to review progress in implementation). Therefore, one unit of deduction (1 allocation) is recommended in this category.

BMP Retrofit Implementation Douglas County did not maintain adequate resources to implement their BMP Retrofit Implementation Program; accordingly, the percentage targets for BMP certifications were not met. Therefore, one unit of deduction is recommended.

Recommendation PRC and Staff recommend that Douglas County receive 14 residential allocations in 2007.

In developing their recommendation, the PRC expressed concerns in the following areas:

1. The difficulty in achieving permanent BMP installation, especially for modifications/expansions, despite not returning the portion of the project security required for the BMP installation;
2. The audit scores for permit issuance and compliance, especially compliance winterization scores (consistent interpretation and implementation of regulations pertaining to winterization)
3. Need for ongoing staff training and possible quarterly or other time interval audits rather than a year end audit.

TRPA staff appreciates the efforts of the local jurisdictions in regard to helping to achieve the targets of the residential allocation program and for responding to requests for information in a timely manner. If you have any questions or comments on this matter, please contact Peter Eichar, AICP, at (775) 588-4547, extension 259, or peichar@trpa.org.

Attachments:

- A. Resolution establishing 2007 Residential Allocations
- B. Allocation System Background
- C. TLOS Performance Memo
- D. EIP Implementation Performance Memo
- E. BMP Retrofit Performance Memo
- F. Permit Issuance Performance Memo
- G. Permit Compliance Performance Memo

TAHOE REGIONAL PLANNING AGENCY
RESOLUTION 2006-_____

RESOLUTION TO SET THE NUMBER OF 2007 RESIDENTIAL ALLOCATIONS

WHEREAS, Chapter 33 of the TRPA Code of Ordinances was amended on December 18, 2002, to modify the performance-based allocation system; and

WHEREAS, the amendments to Chapter 33 included the previously established Performance Review Committee which includes one member from each local jurisdiction receiving residential allocation and TRPA; and

WHEREAS, the amendments to Chapter 33 charge the Performance Review Committee with determining the number of residential allocations based on the general guidelines provided by the Governing Board; and

WHEREAS, the Performance Review Committee used the adopted criteria in November 2006, to evaluate the performance of each local jurisdiction receiving allocations, and recommended the assignment of 2007 residential allocations based on these criteria; and

WHEREAS, the Performance Review Committee presented their recommendations for assignment of 2007 residential allocations to the APC and Governing Board at their previously scheduled December meeting.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board, based on the recommendation of the Performance Review Committee and the substantial evidence in the record, hereby sets the number of 2007 residential allocations for each local jurisdiction as follows:

City of South Lake Tahoe	29 allocations
Douglas County	14 allocations
El Dorado County	76 allocations
Placer County	50 allocations
<u>Washoe County</u>	<u>31 allocations</u>
Total	200 allocations

Passed and adopted this 20th day of December 2006 by the Governing Board of the Tahoe Regional Planning Agency, by the following vote:

Ayes:

Nays:

Abstain:

Absent:

Allen Biaggi, Chairman
Tahoe Regional Planning Agency

BACKGROUND FOR THE TRPA RESIDENTIAL ALLOCATION SYSTEM

Development of a linkage system is the adopted approach in part because the TRPA Goals and Policies states that “The timing and phasing of both new development and remedial measures must, therefore, be carefully linked to ensure steady progress toward the environmental thresholds” (Chapter VII, Implementation Element, Development and Implementation Priorities). The Residential Allocation Linkage System binds additional residential development to:

- Increased efforts in the areas of Best Management Practice (BMP) retrofits
- Accelerated Water Quality/Air Quality/SEZ Restoration EIP implementation
- Increased Transit Level of Service (TLOS)
- Memorandum of Understanding (MOU) permit issuance and compliance

Chapter 33 of the TRPA Code of Ordinances (subsection 33.2) includes performance targets that have been evaluated in determining the annual number of residential allocations distributed to the local jurisdictions. Allocation enhancement or deduction increments represent the jurisdictions’ proportional share of the historic annual allocations. Each jurisdiction has a baseline number of allocations that represents the starting point from which additional allocations will be awarded or deducted. The Allocation Performance Table is as follows:

Jurisdiction	<u>Minimum Allocation with Deductions</u>	<u>Deduction Increments</u>	<u>Base Allocation</u>	<u>Enhancement Increments</u>	<u>Maximum Allocation with Enhancements</u>
Douglas	<u>9</u>	<u>-1</u>	<u>13</u>	<u>1</u>	<u>21</u>
Washoe	<u>13</u>	<u>-3</u>	<u>25</u>	<u>3</u>	<u>49</u>
El Dorado	<u>27</u>	<u>-7</u>	<u>55</u>	<u>7</u>	<u>111</u>
CSLT	<u>11</u>	<u>-3</u>	<u>23</u>	<u>3</u>	<u>47</u>
Placer	<u>18</u>	<u>-4</u>	<u>34</u>	<u>4</u>	<u>66</u>
Total	<u>78</u>		<u>150</u>		<u>294</u>

Note: One deduction or enhancement increment equals the number of allocations shown for individual jurisdictions.

The four linkages are briefly described as follows:

1. **Increase Transit Services:** In effort to increase level of service for transit operations, jurisdictions will be awarded or deducted allocations for surpassing or failing to approve Transit Level of Service (TLOS) targets and for increasing or decreasing funding levels to meet those targets. Because jurisdiction transit needs are different, the TLOS targets are jurisdiction specific although the criteria are common to all. The nine target criteria include: passengers, headway, number of vehicles in service, number of routes, vehicle service hours, vehicle service miles, daily service hours, linear miles of service, and square miles of service.

Local jurisdictions receive one unit of enhancement for improving three of nine of the previous year's TLOS criteria by greater than five percent and two units of enhancement will be awarded for improving five of nine of the previous year's TLOS criteria by greater than five percent. A one increment deduction will be assessed for a five percent or greater decrease in four of the nine previous years TLOS criteria. The base number of allocations will be awarded in this category for maintaining the TLOS criteria as documented in the prior year. The Tahoe Transportation District reviewed staff's recommendation for the TLOS performance on November 17th, 2006; the October TTD meeting was cancelled. The TTD unanimously recommended Staffs recommendation regarding the TLOS performance last year. A summary of the jurisdictions' performance in this linkage category is found in Attachment C.

2. **EIP Implementation:** In effort to increase the rate of implementation of air and water quality EIP projects, jurisdictions will be awarded or deducted allocations for surpassing or failing to meet linkage targets through the submittal of EIP project lists or achieving project goals. While there is a focus on air and water quality projects, all projects listed on the EIP and submitted by the local jurisdictions in their 2004-2008 EIP Project List are eligible for consideration in this linkage category.

Local jurisdictions are awarded one unit of enhancement for 71% to 100% completion of project components based on 2004-2008 EIP Project List Submittals. Two units of enhancement will be awarded for greater than 100% completion of project components based on 2004-2008 EIP Project List Submittals. One unit of enhancement will be deducted for less than 50% completion or for not having an approved EIP Component list and a Maintenance Efficiency Plan (MEP). No enhancements or deductions will be assessed for completion in the 51% to 70% range. A summary of the jurisdictions' performance in this linkage category is included as Attachment D.

3. **BMP Retrofit Implementation:** In effort to increase the rate of BMP implementation, jurisdictions were awarded additional allocations based on the establishment of programs designed to meet the annual BMP targets. The program generally includes the following four elements: 1) public outreach and education 2) BMP site evaluations 3) technical resource assistance and 4) final inspections. Allocation enhancements and deductions are based on the local jurisdictions ability to meet those program goals and for dedicating resources to the program.

Jurisdictions receive one unit of enhancement for achieving between 50% and 100% of the annual BMP targets and two units of enhancement will be awarded for exceeding the annual BMP targets. The baseline allocation will be earned by maintaining the resources needed to run the BMP program and a one unit deduction will be assessed for not maintaining the program resources. A summary of the jurisdictions' performance in this linkage category is included as Attachment E.

4. **Permit Issuance and Compliance:** This linkage rewards jurisdictions that issue permits and perform compliance inspections in conformance with adopted TRPA

Memorandums of Understanding. Deductions occur where audits show permits and inspections have not been performed in conformance with the MOU. This component is part of the existing MOU performance review system and remains essentially unchanged. An average audit score of 70% is expected, with many jurisdictions previously scoring near 90%. Jurisdictions receiving scores below 65% in both categories shall be incrementally decreased. Jurisdictions scoring above 75% and 90% in both categories shall be awarded one or two additional increments, respectively. A summary of the jurisdictions performance in this linkage category is included as Attachments labeled F, for permit issuance and G, for compliance audits.

In Douglas County where there is no delegation MOU, TRPA's performance in issuing permits and performing inspections for projects in Douglas County is used to determine the level of allocation enhancements or deduction.

Recommended residential allocations for 2007 are summarized in the following table.

	Douglas	Washoe	El Dorado	City SLT	Placer	Total
Base (150)	13	25	55	23	34	150
Permit Compliance	2	3	14	6	4	
EIP Implementation	-1	3	7	--	4	
BMP Retrofit	-1	--	--	--	--	
Increase TLOS	1	--	--	--	8	
Total	14	31	76	29	50	197
Maximum Possible	21	49	111	47	66	294
Minimum Possible	9	13	27	11	18	78



October 25, 2006

To: Tahoe Transportation District
From: Transportation Staff
Subject: Action Regarding Transit Level of Service (TLOS) Jurisdictional Reports under TRPA Chapter 33 of the TRPA Code of Ordinances

Action Requested: For the TTD Board to review the TLOS reports and provide TRPA staff and the Performance Review Committee (PRC) with a recommendation regarding the release of 2007 residential allocations.

Staff Recommendation: TLOS reports had been received from all participating jurisdictions. Based on the information provided, staff recommends the following:

- **Placer County:** Placer County increased five of nine TLOS criteria by over 5%. Based on Chapter 33 of the TRPA Code of Ordinances, this will result in Placer County receiving 2 increments of enhancement to the baseline allocation.
- **Douglas County:** Douglas County increased three of nine TLOS criteria by over 5%. Based on Chapter 33 of the TRPA Code of Ordinances, this will result in Douglas County receiving 1 increment of enhancement to the baseline allocation.
- **City of South Lake Tahoe:** The City of South Lake Tahoe did not experience significant increases in TLOS criteria nor did the city's transit system experience significant decreases in TLOS criteria. Based on Chapter 33 of the TRPA Code of Ordinances, this will result in the City of South Lake Tahoe receiving a baseline allocation in regards to the TLOS linkage.
- **Washoe County:** Washoe County did not experience significant increases in TLOS criteria nor did the county's transit system experience significant decreases in TLOS criteria. Based on Chapter 33 of the TRPA Code of Ordinances, this will result in Washoe County receiving a baseline allocation in regards to the TLOS linkage.

- **El Dorado County**: El Dorado County did not experience significant increases in TLOS criteria nor did the county's transit system experience significant decreases in TLOS

criteria. Based on Chapter 33 of the TRPA Code of Ordinances, this will result in El Dorado County receiving a baseline allocation in regards to the TLOS linkage.

Background: In December 2002, at the TRPA Governing Board meeting, the Board approved amendments to Chapter 33 TRPA Code of Ordinances. With this amendment, 2003-2006 residential allocations can be enhanced or reduced depending on the jurisdictions' performance in EIP, Compliance, Best Management Practices, and Transit Level of Service. In May 2003, further amendments were presented and accepted by the TRPA Governing Board.

The adopted code language is as follows:

TRPA Code of Ordinances
CHAPTER 33 - ALLOCATION OF DEVELOPMENT 33-10

(g) Transit Level Of Service 2004-06: The base allocation for years 2004 through 2006 shall be enhanced or reduced, with recommendation from the TTD, as follows:

(i) A jurisdiction shall receive one increment of enhancement for improving the previous year's three of nine of the TLOS criteria by 5-10% as determined by the jurisdiction specific TLOS Criteria Matrix in the TLOS Guidelines Handbook, or

(ii) A jurisdiction shall receive two increments of enhancement for improving the previous year's five of nine TLOS criteria by greater than 5%, as determined by the jurisdiction specific TLOS Criteria Matrix in the TLOS Guidelines Handbook, or

(iii) In the event a jurisdiction does not qualify for either increment of enhancement but improves a minimum of one (1) TLOS criteria by at least 5% under subsection (g)(i), or three (3) criteria by at least 5% under subsection 33.2.B (5)(g)(ii), a jurisdiction can qualify for an initial or second increment if other measurable commitments to transit (listed below), approved by TRPA and TTD at least one (1) year in advance, are met. Other measurable commitments to transit that may increase ridership include, but are not limited to, one or more of the following: expenditure of new transit funds on transit, development/ implementation of a parking management plan, establishment of a regional or local revenue source to fund transit operations, establishment/extension of inter-jurisdictional service, provide transit passenger incentives such as free

fares, implementation of new transit marketing and/or promotional programs.

§ Amended 5/28/03

(iv) A jurisdiction shall be penalized one increment of deduction for a 5% or greater decrease in the previous year's four of nine TLOS criteria as determined by the jurisdiction specific TLOS Criteria Matrix.

Discussion: Staff will present the available information at the November 2006 TTD meeting. Jurisdictional representatives will also be on hand to address any questions board members or the public may have regarding the TLOS reports and methodology. Reports from the Placer County, Douglas County, the City of South Lake Tahoe, Washoe County, and El Dorado County are attached for review.

If you have any questions regarding this matter, feel free to contact Karen Fink at (775) 589-5204 or by e-mail at kfink@trpa.org. Thank you.

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November 9, 2006

To: Performance Review Committee

From: TRPA Environmental Improvement Branch Staff

Re: Recommendation for Release of 2007 Residential Allocations Based on EIP Project Implementation Performance Linkage

Background:

Environmental Improvement Program (EIP) Implementation Performance Review for 2007 allocations involves a two-step process: 1) Submittal and TRPA approval of Five-Year EIP Component Lists and Maintenance Efficiency Plans (MEP); and, 2) Determination of FY 2005-06 performance-based on the jurisdictions' Five-Year EIP Component Lists. In October 2006, TRPA staff contacted local jurisdictions to prepare and submit these materials based on the required format adopted in December 2003. Preparation and submittal of these materials are required by October of each year.

Recommendation:

The table below recommends release of residential allocations based on the Performance Review Criteria for EIP Implementation (TRPA Code 33.2.B (5)(c)).

EIP Implementation: Performance Review for 2007 Allocations

	Submittal & Approval		Performance (Project Component Completion based on 2005-2009 EIP Project List Submittals)				Recommended Enhancement Increments (and Residential Allocations)
	EIP List	MEP	<50% Completion (-1)	50-70% Completion (0)	71-100% Completion (+1)	>100% Completion (+2)	
City of SLT	✓	✓		✓			0
Douglas Co.	✓	—	This is the first year Douglas County presented data and therefore no progress analysis can be made until next year.				-1
El Dorado Co.	✓	✓			✓		+1
Placer Co.	✓	✓			✓		+1
Washoe Co.	✓	✓			✓		+1

Summary:

On October 2, 2006, TRPA mailed out the request for information for the 2007 allocation assessment. The Basin partners were provided a deadline of October 31, 2006 to submit material for the 2007 allocations. As of November 7, 2006, all of the Basin partners had submitted materials to TRPA.

EI Dorado, Placer and Washoe Counties and the City of South Lake Tahoe have met the basic requirement of submittal and approval of Five-Year EIP Component Lists and MEPs. For FY 2005-06, Placer County received a performance score of 76% which results in an allocation of +1 Enhancement Increments, EI Dorado County received a performance score of 72% which results in an allocation of +1 Enhancement Increments, Washoe County received a performance score of 100% which results in an allocation of +1 Enhancement Increments, and the City of South Lake Tahoe received a performance score of 55% which results in an allocation of 0 Enhancement Increments. Douglas County submitted their EIP progress information however they did not include a MEP. Unfortunately, this was the first year that Douglas County submitted information and therefore no comparisons on their progress could be made. This resulted in minus 1 Deduction Increment score.

TRPA Code of Ordinances- Chapter 33.2.B (5)(c):

EIP Implementation 2004-06: TRPA must receive and approve an updated 5-year EIP Component List for years 2004-09, in addition to a Maintenance Efficiency Plan (MEP) by October prior to the allocation year. The base allocation for years 2004 through 2006 shall be enhanced or reduced as follows:

- (i) A jurisdiction shall receive one increment of enhancement for a 71-100% completion of project component scores for the EIP Component List, or
- (ii) A jurisdiction shall receive two increments of enhancement for performance greater than 100% completion of project component scores for the EIP Component List, or
- (iii) A jurisdiction shall be penalized one increment of deduction for performance 50% below completion of project component scores for the EIP Component List, or not having an approved EIP Component List and MEP.

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MEMORANDUM

November 1, 2006

To: PRC

From: TRPA's Erosion Control Team

Subject: Recommendation Regarding Release of 2007 Residential Allocations Based on the BMP Retrofit Performance Linkage

BACKGROUND:

The BMP Retrofit Performance linkage to determine distribution of 2007 residential allocations is based upon the requirements established at the February 26, 2003 TRPA Governing Board meeting, summarized below.

Local jurisdictions shall receive two (2) increments of enhancement each year from 2003-2006 in which they exceed the annual BMP retrofit target; one (1) increment of enhancement for reaching from 50% to 100% of the target; baseline (i.e. no increments of enhancement) for maintenance of the BMP Retrofit Implementation program; or one (1) increment of deduction for not maintaining the BMP Retrofit Implementation program (see Table 1). The targets are based on implementation of BMPs on all remaining properties needing them as of September 2002. The targets are as follows: 5% completion by October 2003, 25% by October 2004, 65% by October 2005 and 85% by October 2006.

Table 1: BMP Retrofit Linkage to Allocations

<i>Allocation Determination Criteria for October 2006</i>
Annual target based on 25% of remaining P1, 2 & 3 properties needing BMPs as of Sept. 2002
+2 increments for >100% compliance with target (numbers over target credited to following year)
+1 increment for 50% to 100% compliance with target
BASELINE = Maintenance of BMP Retrofit Implementation Program
-1 unit for not maintaining BMP Retrofit Implementation Program

RESULTS:

In November 2006, TRPA's *Erosion Control Team* staff performed a query of our basin-wide BMP database, and local jurisdictions submitted information about their performance

relative to their individual BMP Retrofit Implementation Programs. The results are summarized below:

Table 2: BMP Retrofit Targets & Actual Number of Certificates Issued

Local Jurisdiction	BMP Certificates Issued Year 5	BMP Certificates Issued Through Year 5	Target for Year 5 (cumulative)	Percent of compliance with target
	Oct. 2005 through Oct. 2006	Oct. 2002 through Oct. 2006	October 2006 Target	
City of So. Lake Tahoe	555	1,822	10,316	18%
Douglas County	169	497	3,441	14%
El Dorado County	49	761	7,172	11%
Placer County	126	1,071	8,034	13%
Washoe County	247	2,427	5,236	46%
TOTAL	1,146	6,578	34,199	

RECOMMENDATION:

As referenced in Table 3 below and based upon an analysis of the statistical data, the TRPA *Erosion Control Team* recommends baseline for El Dorado County, Placer County, Washoe County and the City of South Lake Tahoe and one increment of deduction for Douglas County.

Table 3: BMP Retrofit Implementation: Performance Review for 2006 Allocations

Local Jurisdiction	Maintain BMP Retrofit Implementation Program (baseline)	Achieving 50% to 100% of 2006 target (+1 increment)	Achieving >100% of 2006 target (+2 increments)	Recommendation
El Dorado County	✓	⊖	⊖	0 baseline
Placer County	✓	⊖	⊖	0 baseline
Washoe County	✓	⊖	⊖	0 baseline
Douglas County	⊖	⊖	⊖	-1 increment
City of So. Lake Tahoe	✓	⊖	⊖	0 baseline

It should be noted that while no local jurisdiction is recommended for increments of enhancement based on BMP implementation as evidenced by BMP Certificates of Completion issued, Placer County, El Dorado County, the City of South Lake Tahoe, and Washoe County maintained their BMP Retrofit Programs in 2006.

In 2006, Placer County staff worked closely with the Tahoe Resource Conservation District (TRCD) to increase BMP implementation. As a result, informational letters were

sent to property owners adjacent to Placer County EIP projects to encourage installation of BMPs on private parcels, four public outreach and interagency events related to BMPs

were coordinated, BMP Retrofit Program information was incorporated into Site Assessment reports, and financial support was provided to fund an in-house TRCD staff person.

El Dorado County also maintained the BMP Retrofit Program by hosting frequent meetings for contractors, architects, surveyors, and engineers that addressed BMP design and installation, providing BMP educational materials to customers, and holding public outreach meetings regarding BMP requirements for residents in EIP project areas.

The City of South Lake Tahoe and Washoe County maintained the BMP Retrofit Program by responding to inquiries from the public regarding BMPs, offering educational literature, and providing contact information for the relevant Resource Conservation District and TRPA, as appropriate.

Douglas County did not maintain the BMP Retrofit Program to achieve a baseline recommendation; therefore, one increment of deduction is recommended.

REFERENCE:

TRPA CODE OF ORDINANCES, CHAPTER 33

- (e) BMP Retrofit Implementation 2004-06: The base allocation for years 2004 through 2006 shall be enhanced or reduced as follows:
 - (i) A local jurisdiction shall receive one increment of enhancement for maintaining the jurisdiction specific BMP Retrofit Implementation program and making progress toward meeting established targets equal to 50% to 100% compliance, or
 - (ii) A local jurisdiction shall receive two increments of enhancement for greater than 100% compliance with the established annual retrofit targets for implementation of BMPs for years 2003 through 2006, or
 - (iii) A jurisdiction shall be penalized one increment of deduction for not maintaining the jurisdiction's specific BMP Retrofit Implementation program or not making progress toward meeting established targets.

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

October 31, 2006

To: Performance Review Committee
From: Wendy Jepson, Associate Planner
Subject: 2006 MOU Permit Monitoring Audit Results

The 2006 MOU permit monitoring audit results are summarized as follows:

Douglas County

APN	Type	Score	Comments
1418-27-810-053	SFDA	95%	No V(g) Checklist.
1318-09-810-098	NSFD	95%	No V(g) Checklist.
1318-10-301-008	NSFD	95%	No height findings in file.
1318-23-311-016	NSFD	100%	
1318-23-311-018	NSFD	100%	
1318-03-110-024	SFDA	95%	No V(g) Checklist.
1418-27-810-026	SFDA	90%	No data form. No height findings in file.
1418-10-511-006	SFDA	100%	
1418-03-301-010	NSFD	100%	
1318-10-310-037	SFDA	95%	No V(g) Checklist.

The average score for the audited files is 96.5%.

City of South Lake Tahoe

APN	Type	Score	Comments
023-745-03	NSFD	100%	
023-182-88	NSFD	100%	
026-081-23	NSFD	100%	
025-261-04	NSFD	95%	Vegetation protection incorrect/incomplete.
023-502-43	NSFD	95%	Vegetation protection incorrect/incomplete.
023-441-18	NSFD	100%	
023-491-30	SFDA	90%	Attachment R missing. Vegetation protection incorrect/incomplete.
025-031-13	NSFD	100%	
023-543-01	SFDR	100%	
026-038-18	NSFD	95%	Vegetation protection incorrect/incomplete.

The average score for the audited files is 97.5%.

Washoe County

APN	Type	Score	Comments
125-171-13	SFDA	95%	Coverage not verified correctly.
123-033-08	NSFD	100%	
130-211-11	SFDR	100%	
125-184-05	NSFD	100%	
125-161-21	SFDA	100%	
122-202-16	SFDA	100%	
128-052-09	NSFD	100%	
126-251-10	SFDA	100%	
122-124-16	SFDA	100%	
130-205-17	SFDR	100%	

The average score for the audited files is 99.5%

Placer County

APN	Type	Score	Comments
093-340-010	SFDA	95%	Vegetation protection incorrect/incomplete.
084-091-009	SFDR	95%	Vegetation protection incorrect/incomplete.
084-092-011	SFDA	100%	
098-175-014	NSFD	95%	Attachment R missing. Coverage transfer not complete when permit issued. * No height findings in file**.
083-041-006	SFDA	90%	Attachment R missing. Temporary BMPs and vegetation protection missing.
090-315-019	SFDA	95%	Height findings missing**. Temporary BMPs and Vegetation protection not clear on site plan.
098-113-013	SFDA	90%	Temporary BMPs incorrect. Vegetation protection not complete.
092-160-008	SFDA	90%	Land coverage calculations incorrect. Water Quality mitigation calculations incorrect.
094-124-003	SFDA	70%	Land coverage transfer not complete when permit issued.
083-320-005	SFDA	85%	Land coverage transfer not complete when permit issued.* Site Assessment missing in file. No BMP calculations in file. Vegetation protection not indicated on site plan.

The average score for the audited files is 90.5% (Revised 11/27/06).

* Coverage transfer was completed prior to permit issuance, therefore no deduction is recommended; however, that information was not in the project file. In the future it is expected that complete MOU files are assembled which include information pertaining to coverage transfers and other like precursors to construction permit issuance.

** Staff training for the noted height findings was subsequent to these permits being issued, no penalty recommended.

El Dorado County

APN	Type	Score	Comments
015-204-25	NSFD	100%	
015-251-04	SFDR	95%	Vegetation protection incorrect/incomplete.
034-453-05	NSFD	100%	
034-592-02	NSFD	100%	
036-563-08	NSFD	100%	
034-252-15	NSFD	100%	
025-621-01	NSFD	100%	
033-852-01	SFDA	95%	Vegetation protection incorrect/incomplete.
018-282-08	SFDA	100%	
080-091-04	NSFD	100%	
034-602-09	NSFD	100%	
081-152-05	NSFD	100%	
025-452-01	NSFD	100%	
034-602-06	NSFD	100%	
025-756-02	NSFD	100%	

The average score for the audited files is 99.3%

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MEMORANDUM

November 8, 2006

To: Performance Review Committee

From: Meghan Cauzillo, Assistant Environmental Specialist
Kellee Jones, Assistant Environmental Specialist

Subject: Audit Results From Compliance Review of MOU Implementation for Residential Delegation

TRPA DELEGATION MOU AUDIT INSPECTION RESULTS
(Individual score sheets are available)

Ten MOU Residential projects were audited in two categories: intermediate/winterization inspections and final security return inspections. Inspections were completed between October 13, 2006 and November 7, 2006. Intermediate/winterization audit inspections were randomly chosen from each county's active projects. Final security return audit inspections were performed on projects whose final inspection/ security return was completed within the last year. To obtain the final score for each category, the scores were averaged.

<u>City of South Lake Tahoe (CSLT)</u>	<u>Range</u>	<u>Score</u>
Number of Sites Audited: 20		
Intermediate/Winterization Inspections:	45-100	87%*
<u>Final Inspections:</u>	<u>80-100</u>	<u>97%*</u>

Combined Average: 92%*
* Revised 12/01/06

<u>Placer County</u>	<u>Range</u>	<u>Score</u>
Number of Sites Audited: 20		
Intermediate/Winterization Inspections:	37-95	66%
<u>Final Inspections:</u>	<u>65-100</u>	<u>84%</u>

Combined Average: 75%

AGENDA ITEM V.A

<u>El Dorado County</u>	<u>Range</u>	<u>Score</u>
Number of Sites Audited: 20		
Intermediate/Winterization Inspections:	72-99	86%
Final Inspections:	82-100	94%
<hr/>		
Combined Average:	90%	

<u>Washoe County</u>	<u>Range</u>	<u>Score</u>
Number of Sites Audited: 20		
Intermediate/Winterization Inspections:	45-100	70%
Final Inspections:	78-100	91%
<hr/>		
Combined Average:	81%	

<u>Douglas County</u>	<u>Range</u>	<u>Score</u>
Number of Sites Audited: 20		
Intermediate/Winterization Inspections:	73-100	87%
Final Inspections:	90-100	98%
<hr/>		
Combined Average:	93%	

Summary of Conclusions

Each county qualifies for one or two enhancements depending on the scores in the project review portion of the compliance audit.

Questions regarding this report should be directed to Meghan Cauzillo or Kellee Jones, Assistant Environmental Specialists, Environmental Review Services Branch, (775) 588-4547 extensions 232 and 260 respectively.

