

TRPA Report submitted by Shelly Aldean

Good afternoon everyone. Following is a summary of what took place at the TRPA Governing Board meeting on November 20, 2013.

Under the Public Hearing portion of the agenda, the Board considered 2 items – 1) approval of the City of South Lake Tahoe's Tourist Core Area Plan (the TCAP) and associated code amendments; and 2) approval of amendments to the Code of Ordinances, the Initial Environmental Checklist, standard conditions of approval and revisions to implementation programs in order to address the programmatic mitigation measures required by the Regional Plan Update EIS which the Board is required to adopt before the end of the 2013. A third item (a pier modification project) was continued and taken off calendar.

The TCAP is the second Area Plan to be considered for approval by TRPA. The Plan boundary extends along the Hwy 50 corridor from Stateline Avenue to Fairway Drive and includes Ski Run Blvd from Ski Run Marina to Pioneer Trail. The area encompassed by this Plan includes the highest concentration of commercial and tourist uses in the City. Consistent with the Regional Plan Update (RPU), the TCAP focuses on promoting property reinvestment and environmental redevelopment as a way of contributing to threshold attainment. It identifies areas for SEZ restoration (7 acres are targeted) and open space protection and proposes the creation of new scenic resources. In addition, the Plan encourages shared parking strategies and enhances the transportation and circulation network to improve bicycle and pedestrian connectivity and access to recreational opportunities. It does not authorize growth beyond what's authorized in the RPU; coverage can only be transferred to high capability land that is at least 300 feet away from Lake Tahoe and the new height rules are as restrictive, or more restrictive, than the limitations found in the RPU.

Based on the evidence in the record and a positive recommendation from the TRPA's Advisory Planning Commission, the TCAP was unanimously approved by the Governing Board.

With the certification of the Final RPU EIS and the adoption of the Regional Plan in 2012, the Governing Board made a commitment to implement a number of programmatic mitigation measures by the end of 2013. Based on input from two Technical Working Groups which included representation from local jurisdictions in California and Nevada, the California Air Resources Board, the Nevada Department of Environmental Protection, contractor's associations, environmental advocacy groups and a lay member with relevant technical expertise, specific mitigations were identified and implementation measures developed in the following areas - **Construction Best Practices** to address air quality and noise issues which include an expanded rebate program to encourage the replacement of noncompliant wood stoves with EPA approved models; **region-wide traffic noise reduction** for roadway projects along travel routes that do not meet certain noise standards; a **noise policy for mixed use developments** which includes targeted revisions to the Initial Environmental Checklist which is used to determine possible impacts from proposed projects ; and **greenhouse gas emissions reduction** with an emphasis on using incentives, delegating detailed implementation to local governments (where appropriate) and removing regulatory barriers to sustainable design technologies. Following Board discussion, the proposed revisions and amendments were approved unanimously.

Although the TRPA is receiving accolades and winning national awards from government planning professionals, it has yet to win the hearts of some people living in the five counties surrounding Lake Tahoe, at least, according to a recent survey conducted for Nevada Journal. My personal opinion is that many of these negative reviews are anecdotal and reminiscent of a time when TRPA was an impediment rather than a partner in the effort to explore innovative ways of improving the environment while nourishing the economy and preserving the health of local communities. In the year-to-date performance report for the TRPA Planning Division, of the 592 people who applied for permits in 2012/2013, **86%** of these applicants rated their overall experience with the TRPA Customer Service Center as "good" or "exceptional". Although there is clearly more work to be done, the Agency has made enormous strides over the last number of years to

become more responsive to the people it serves and to improve its performance as a community partner.

As usual, if you have any questions regarding this report, please don't hesitate to call.

Shelly