1. The TRPA Governing Board shall annually review sample of permits issued within each Local Plan, and shall certify that the Local Plans are being implemented in Conformance with the Regional Plan. If the TRPA Governing Board finds that development that has been permitted within a Local Plan does not comply with the conforming Local Plan, TRPA may retract delegation of certain permitting authority and implement the conforming Local Plan.

2. Approval of projects within Local Plans shall require a TRPA review and approval if the project includes any of the following criteria:
   a. All development within the High Density Tourist District;
   b. All development within the Shorezone of Lake Tahoe;
   c. All development within the Conservation District.
   d. All development meeting criteria on the following table:

<table>
<thead>
<tr>
<th></th>
<th>Regional Center</th>
<th>Town Center</th>
<th>Not in Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>200,000 sq. ft.</td>
<td>100,000 sq. ft.</td>
<td>50,000 sq. ft.</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>100,000 sq. ft.</td>
<td>50,000 sq. ft.</td>
<td>25,000 sq. ft.</td>
</tr>
</tbody>
</table>

3. All of the local governments ongoing TRPA development monitoring and reporting requirements are met.

**LU-4 Implementation Measures**

- Amend the Development Code to establish monitoring reviewing and reporting standards for Local Plans as follows:
  - Monitor – Local governments transfer basic information as part of building permit process
  - Review – TRPA staff check a sample of development projects approved by local governments using similar process to that used for existing MOU. The sample will be determined in each MOU.
  - Report – TRPA staff prepare an annual report on monitoring and review results