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. PLANNING MATTER

A. Discussion and Review of Regional Plan Vision and Guiding Principles

VII. ADJOURNMENT
Regional Plan Update

To: Governing Board
Date: April 2, 2007
Re: Regional Planning Process Update

The Pathway process has been underway for more than three years and for the past eighteen months, the Regional Visioning and Regional Plan Update process has been coming together. On Wednesday April 11th, Regional Planning Partners and TRPA staff will present an update to the Advisory Planning Commission & TRPA Governing Board. This meeting will provide an opportunity for the APC and Governing Board to:

1. Review regional planning themes, principles and concepts
2. Discuss the Demonstration Program process and criteria

Enclosed please find an agenda for the April 11th meeting, a draft Regional Vision Summary for the Lake Tahoe Basin and a summary from the Planning Working Group kickoff meeting held in February of this year.

Other opportunities for APC and Governing Board members to be engaged in this process include:

April 12 - Core Planning Team, 1pm – 4pm @ TRPA
May 16 - Planning Working Group Work Session, 9am – 4pm @ Tahoe Center for Environmental Sciences @ Sierra Nevada College, Incline Village, including tours of the new LEED certified facility
May 17 - Forum Workshop #2, 1-4pm @ Tahoe Center for Environmental Sciences
May 23 - Governing Board/APC Joint Work Session #2, (TBD) @ NTCCC, Kings Beach

We look forward to working with you on the next steps in the Pathway process. Now is the time to merge the science, community values and our long range vision for Lake Tahoe.
**Background**

In 2006, 15 Public Workshops (Place Based Planning process) were held around the Tahoe Basin where residents and visitors were asked for their ideas to formulate a Regional Vision. The information from the workshops was used to craft vision summaries for each planning area around the Tahoe Basin. The vision summaries can be accessed through [www.regionalplanningpartners.com](http://www.regionalplanningpartners.com).

The Place Based Planning Process provided an opportunity to incorporate community values into the threshold structure required by the Compact; connect local planning efforts to the regional planning process and provide a comprehensive view of the future. Concurrent to this was the Forum process, which brought forth desired conditions for the Basin, a Vision Statement and agreement on maintaining existing threshold categories.

The work of these diverse groups is fascinating in the agreement that exists. The documents show common goals and future visions. Four overall themes were universal to all groups. The four top priorities are:

- Lake Clarity and Water Quality improvements
- Reducing the risk of catastrophic wild fire
- Accelerate attainment of environmental thresholds
- Revitalization and Reinvestment in the urban and built environment

One of the key desired outcomes expressed by all the groups was for the quality of the built environment to match that of the natural environment. Residents and visitors understand the unique setting and importance of the natural setting in the decision making for the future.

Currently, Regional Planning Partners, the TRPA staff and the Planning Working Groups are hosting public workshops and a workshop for the Forum to assess the DRAFT Regional Vision. The DRAFT Regional Vision is a public document outlining regional values that will inform the development of the goals and policies designed to accelerate attainment of the environmental thresholds. This regional plan and vision will guide decision making for the next 20 years.
APC & Governing Board Study Session
April 11, NTCCC, Kings Beach

Objectives:
- Update of the Regional Planning Process
- Review Regional Themes, Planning Principles and Concepts
- Discussion of Demonstration Program Process and Opportunities

Introduction
- Meeting objectives
- Process Update
- What did we learn last week from the public, Planning Working Groups and Forum
- How to make best use of the input and move to successful Implementation

Review of Regional Themes, Planning Principles and Concepts

Overall Regional Themes
- Lake Clarity
- Risk of catastrophic wildfire
- Community revitalization and reinvestment
- Attainment of Environmental Thresholds

Overall Preliminary Planning Themes
- Strengthen gathering places and economic centers
- Improve mobility, an enhanced travel experience and a variety of transportation options
- Provide a variety of housing and lodging choices to meet the needs of locals and visitors
- Improve recreation opportunities
- Restore degraded watersheds, habitats and other important natural areas

Preliminary Planning Principles
- Protect and Enhance Lake Tahoe Basin’s Diverse Environment and Ecosystem
- Support a Vibrant and Vital Local and Regional Economy
- Enhance Social Wellbeing of Lake Tahoe’s Communities

Preliminary Planning Concepts
- Environmental Concepts
- Land Use Concepts
- Transportation Concepts
- Recreation Concepts

Demonstration Program
- Organization of the program (roles and responsibilities)
- Implementing Environmental and Urban Water Quality Improvements
- Demonstrates implementation of the regional vision and guiding principles

Summary and Next Steps
- Refine the draft regional vision and concepts
- Work with local partners to craft demonstration program and criteria
- Review and confirm the regional vision at the May 23rd Study session
Lake Tahoe Basin in 2027: A Look into the Future

In 2027, the Lake Tahoe Basin is an exceptional place where communities thrive in harmony with the natural environment. The overwhelming presence of nature is apparent. The Lake is blue and clear, the air is clean, the region’s eco-system healthy, and natural sounds evident. Within communities, the economy is strong and sustainable, the population diverse and vital, the richness of everyday life is obvious.

Based on mutual respect and the integration of human and natural communities, a balance exists that inspires and motivates residents, businesses, visitors and governments alike to work together to maintain the Lake’s value as a national and international treasure. It is a truly unique and special place! (Forum)
The Tahoe Basin is a shining example of regional and national cooperation that protected and then accelerated restoration of the Tahoe Basin’s unique environment. For the past 20 years, investment in a healthy forest and sustainable communities has reversed previous decades’ development patterns and practices that were not sensitive to the Basin’s watersheds, forests and design traditions.

In 2027, the Lake is clear and blue.

In 2027–There has been measurable improvements in the environment due to urban water quality improvements and restoration of degraded watersheds, habitats and other important natural areas.

In 2007, the nation and the Basin’s communities celebrated the tenth anniversary of concerted efforts to invest in the Environmental Improvement Program and Best Management Practices for enhancing Lake clarity. This event was heralded as a major commitment setting the tone for two more decades of watershed restoration and sustainable redevelopment of urbanized land to accelerate attainment of environmental thresholds called for in the Compact. TRPA collaboration with other local, state, federal agencies and the public was unprecedented at the time. That collaboration has led to improved relations and a healthy regional community.
In 2027–The Basin’s communities have sustainable economies and a variety of neighborhoods that benefit from a healthy forest and lake clarity.

Over the past 20 years, new investment has provided a stronger sense of place in the Basin communities. You can see and feel it traveling around the Lake. The character of investment reflects the Sierra climate and cultural traditions while blending into their forest and beach settings. New mixed-use projects have been designed to improve water quality, make communities’ main streets healthy and more social, support transit, and benefit local and Basin economies. A variety of housing has been developed supporting the needs of families and employees.

In 2027–The Tahoe Basin has a diversity of convenient transportation options that enhance the travel experience and lower congestion with less environmental impact.

An arrival at Lake Tahoe is breathtaking. The expansive views of the blue Lake, mountains and forest are followed by an ordered pattern of mixed-use village centers and neighborhoods nestled in the trees around the Lake. The highways transform into pedestrian-friendly main streets as they pass through vibrant communities. Alternative fuel vehicles shuttle visitors to and from the Basin and numerous transportation options including boat ferries, trails, and regional transit vehicles are used by both residents and visitors.

In 2027–Recreational opportunities provide a wide range of choices featuring the natural beauty and ruggedness of the Basin while protecting it for future generations.

Tahoe has maintained its appeal as a year-round visitor experience and for outdoor lifestyle-oriented residents. High quality recreation opportunities are available, emphasizing the seasons and the natural features that make the regiona unique. Public Land visitation is managed to protect both the recreational experience and the environment.
Purpose and Process

Purpose of the Regional Vision Summary
The Tahoe Basin Regional Vision Summary is an overview of principles and concepts framing a desired direction for Tahoe Basin built and natural environments over the next 20 years. The Vision Summary is the result of the Pathway 2007 Partners’ Forum and Place-Based Planning process representing a variety of local, regional and national interests. The process engaged local community members in the development of the next 20-year plan for the Lake Tahoe Basin.

PATHWAY 2007 Planning Process
PATHWAY partner agencies include the Tahoe Regional Planning Agency, USDA Forest Service (Lake Tahoe Basin Management Unit), the Lahontan Regional Water Quality Control Board and the Nevada Division of Environmental Protection. The agencies are working together to update important resource management plans for the Lake Tahoe Basin. These regional plan updates will guide land management, resource management and environmental regulations over the next 20 years.

Forum
In 2005 and 2006, the Pathway 2007 Forum process provided an opportunity for the public to help shape desired environmental conditions for the Basin. The Pathway 2007 Forum is comprised of approximately 40 individuals representing constituent groups around Lake Tahoe and the region at large. As a driving force behind the Pathway 2007 process, the Forum met to discuss and provide input on the Lake’s future. The Planning Working Groups and the Forum participated in a June 2006 joint workshop to discuss potential regional concepts, implementation considerations, benefits and strategies.

The results of the Forum’s efforts can be found at:
Place-Based Planning

A series of interactive workshops took place in March, May and July of 2006 as part of Place-Based Planning for Pathway 2007; the collaborative process to chart the next 20-year Regional Plan for the Tahoe Basin. Community members attended workshops held around the Lake for residents to envision opportunities for the future.

There were three sets of community workshops. The first focused on opportunities, the second on alternative futures and the final on implementation. The workshops took place in four locations and were sponsored by Planning Working Groups (PWGs) comprised of citizens and public agency staff appointed by local officials and public agencies. Place-Based sponsors included Washoe County, Placer County, South Lake Tahoe Partnership (Douglas County, El Dorado County and City of South Lake Tahoe), and the Federal Government and State Parks.

Each of the Planning Working Groups prepared vision summaries that documented the Place-Based Planning process. The summaries, with the Pathway 2007 Forum process, were used as a basis for the Regional Vision summary.

The Place-Based process continues to represent the values, vision and interests of local communities in the regional planning process.

The Place-Based Planning vision summaries can be downloaded at: http://www.regionalplanningpartners.com

Next Steps: Updating Regional Plans and Policies

The planning principles and concepts will be/have been reviewed with the Planning Working Groups, the TRPA Resource Team, the Core Planning Team of local and agency staff, the Forum, and the TRPA Governing Board. The Vision Summary will contribute to an overall regional planning framework for the Tahoe Basin. Its overall themes and organizing ideas represent countless hours of efforts by policymakers, citizen volunteers, agency staff and others. These themes will be integrated into the TRPA Goals and Policy document; Codes and Ordinances; and public land management plans.
The Tahoe Regional Planning Compact calls for the Regional Plan to establish a balance, or equilibrium, between the natural environment and the human-made environment. The Plan emphasizes an improvement in the quality of development in the Region and in the quality of the natural environment.

Environmental Thresholds Carrying Capacities set environmental goals and standards for the Lake Tahoe Basin and indirectly define the capacity of the Region to accommodate additional land development.

The Regional Plan Goals and Policies document presents the overall approach to achieving and maintaining the Thresholds. The Plan identifies goals that depict the desired ends or values to be achieved and policies that establish the strategies necessary to achieve the goals. This document integrates the requirements of the Compact, the thresholds, other plans and legal requirements, and the public’s input. Key components of the Plan are Land Use, Transportation, Conservation, Recreation, Public Services and Facilities, and Implementation.

The Regional Goals and Policies document will be updated to capture community aspirations while integrating the requirements of the Bi-State Compact to define, maintain and achieve environmental thresholds.

Values and Thresholds

The Tahoe Basin Regional Plan is comprised of Goals and Policies, related Codes and Ordinances, programs, and a land use classification system. The Regional Goals and Policies document will be updated to capture community aspirations while integrating the requirements of the integratng the requirements of the Bi-State Compact to define, maintain and achieve environmental thresholds.

**Organization**

The Tahoe Regional Planning Compact calls for the Regional Plan to establish a balance, or equilibrium, between the natural environment and the human-made environment. The Plan emphasizes an improvement in the quality of development in the Region and in the quality of the natural environment.

The Land Use sub elements intend to establish land use goals and policies that will ensure the desired equilibrium and attain and maintain the environmental thresholds within a specific time schedule.

The Transportation Element of the Plan identifies transportation improvements needed to meet transportation related goals of the Regional Plan. It addresses the requirements of the Compact to reduce dependency on the automobile, increase the capacity of the Region’s transportation system through public transportation projects and programs, and provide for the integrated development of a regional system of transportation.

The Conservation Element of the Plan identifies the fundamental philosophies for the preservation, development, utilization, and management of the scenic and other natural resources within the Basin. To achieve this end and to minimize the threat that increasing urbanization has on the ecological values of the Region and the public opportunities for use of public lands. It includes the following Sub elements to cover the range of Lake Tahoe’s natural and historical resources: vegetation, fisheries and wildlife, soils, shorezone, scenic, open space, stream environment zone (SEZ), cultural, and energy.

The Recreation Element of the Plan provides for the development, utilization, and management of the recreational resources of the Region, among which include wilderness and forested lands, parks, riding and hiking trails, beaches, playgrounds, marinas, ski areas, and other recreational facilities.
Existing Environmental Threshold Capacities for the Lake Tahoe Region

**Water Quality** – Reduce nutrient and sediment loads from surface runoff, groundwater, and atmosphere to meet 960s level of algal productivity and water clarity.

**Soil Conservation** – Preserve natural stream environment zones (SEZ), restore 25% of disturbed SEZ (00 acres), reduce total land coverage in Region.

**Air Quality** – Achieve strictest of federal, state, or regional standards for carbon monoxide, ozone, and particulates; increase visibility; reduce U.S. 50 traffic; and reduce vehicle miles of travel.

**Vegetation** – Increase plant diversity in forests, preserve uncommon plant communities including deepwater plants, and maintain minimum populations of sensitive plants including Tahoe Yellowcress.

**Wildlife** – Provide minimum population sites for special interest species, prevent degradation of habitats of special significance.

**Fisheries** – Maintain 80 miles of good to excellent stream habitat, achieve nearly 6000 acres of excellent lake habitat, and attempt to reintroduce Lahontan cutthroat trout.

**Scenic Resources** – Maintain or improve 982 roadway and shoreline scenic travel route ratings, maintain or improve views of individual scenic resources, and maintain or improve quality of views from public outdoor recreation areas.

**Noise** – Minimize noise disturbance from single events, and minimize background noise disturbance in accordance with land use patterns.

**Recreation** – Preserve and enhance a high quality recreational experience including preservation of undeveloped shorezone and other natural areas, and maintain a fair share of recreational capacity for the general public.

The Public Services and Facilities Element of the Plan identifies supporting infrastructure including water, sewer, and public health and safety programs in order to provide adequate level of public services and facilities consistent with the environmental thresholds.

The Implementation Element of the Plan provides for commitment and coordination of effort, development management and financial program, and incorporation of a monitoring program to measure progress of Plan implementation. It is also includes a schedule for attaining environmental thresholds consistent with the programs, strategies, goals and policies of the Regional Plan.

A number of regulations are needed to implement and enforce policies identified in the Plan. The TRPA Code of Ordinances compiles all of the regulations needed to implement the Goals and Policies.

Related to the Code are Plan Area Statements and Community Plans. Plan Area Statements provide a description of land use for particular areas in the Basin. The Lake Tahoe Region is divided into more than 175 separate Plan Areas. For each Plan Area, a “statement” is made to define how that particular area should be regulated to achieve environmental and land use objectives. Community Plans are similar to Plan Area Statements, but focus on specific urbanized areas.

**Valued Places & Our Natural Setting**

The Place-Based Planning process provided an opportunity for participants to express their values and desires for their communities, public lands and waterways. Community input has been incorporated in the Regional Vision Summary and is intended to inform and guide the Goals and Policies document and the update of Community Plans.

**What Are Thresholds?**

The Compact calls for the TRPA to set environmental carrying capacities (thresholds), which set environmental goals and standards for the Lake Tahoe Basin and indirectly define the capacity of the Region to accommodate additional land development. The nine thresholds adopted by TRPA in 1982 are water quality, soil conservation, air quality, vegetation, wildlife, fisheries, scenic resources, noise, and recreation.

Parallel with the Forum and Place-Based Planning process, TRPA staff (Resource Teams) have been reviewing the science and data to inform the update of the Environmental Threshold Carrying Capacities. These thresholds were reviewed by the Forum and others through the Pathway process.

The brief paragraph summaries of existing thresholds (left) were prepared by the TRPA Resource Team.
Planning Principles

THE 2027 VISION – In 2027, the Lake Tahoe Basin is an exceptional place where communities thrive in harmony with the natural environment. The overwhelming presence of nature is apparent. The Lake is blue and clear, the air is clean, the Basin’s eco-system is healthy, and natural sounds evident. Within communities, the economy is strong and sustainable, the population diverse and vital, the richness of everyday life is obvious.

Based on mutual respect and the integration of human and natural communities, a balance exists that inspires and motivates residents, businesses, visitors and governments alike to work together to maintain the Lake’s value as a national and international treasure. It is a truly unique and special place! (Forum)

Protect and Enhance Lake Tahoe Basin’s Diverse Environments and Ecosystem

Conservation and the Environment

- Coordination among local, state and federal governments with a stake in Lake Tahoe should occur at all levels. (Forum)

- Any new development in the Basin should fit within the context of the appropriate area and should be required to be “green” certified. (Forum)

- Developed and natural gateways to the Lake Tahoe Basin should be enhanced. (PB Placer)

- Regional agencies (TRPA, Lahontan, NDEP, and USFS) local jurisdictions and private sector partners should invest in the restoration of Lake Tahoe watersheds, meadows and forests. (PB SLT)

- New investment should safeguard and improve water quality by planning at a broader, area-wide scale. (PB Placer)
planned as part of a broader travel experience in the entire Basin, creating a sense of arrival within the Basin, and announcing the civic presence of communities. (PB Washoe)

- Highways in the Basin’s communities should be planned and designed to support local community character objectives. (PB Washoe)

- Tree composition and structure should be restored so forests retain a low probability of spreading a catastrophic wildfire. (PB PLW)

- Shoreline, stream and wetland habitats should be protected and restored for the benefit of native plants and animals. (PB PLW)

- Cultural and historical areas should be protected as integral parts of the Tahoe environment. (PB PLW)

- The natural scenery of the Lake Tahoe Basin should be protected, enhanced and visually accessible. (RT)

- The built environment should be compatible in scale and design with the natural landscape of Lake Tahoe. (RT)

- The built environment should reflect the character, cultural, and natural systems of local communities. (RT)

- Wildlife and fisheries habitat should be maintained and restored. (RT)

- There should be a reduction in loading of fine particulate, nitrogen, and phosphorus to Lake Tahoe to restore clarity. (RT)

- Forests should be managed to achieve natural levels of nutrients and erosion that support plant and animal habitats. (RT)

- Impacts to soil resources in urban settings should be minimized by balancing soil and watershed capacity to tolerate disturbance. (RT)

- Elevated forest fuels should be reduced to levels that protect human life and re-establish sustainable ecosystems. (RT)

- Watersheds should be restored to achieve natural functioning of streams, marshes and riparian areas. (RT)

- Air quality should be maintained at healthy levels while protecting the Basin’s scenic qualities. (RT)

- Noise levels should be controlled to protect wildlife. (RT)

- Development within sensitive lands should be identified and removed to appropriate locations through targeted incentives. (RT)

### Land Use and the Environment

- New mixed-use and residential development should be sustainable. The development should be within walking distance of transit and utilize green construction methods. (PB SLT/PB Placer)

- Economic development should be in harmony and complementary to the unique natural environment of the Basin. (RT)
• Development should minimize the ecological footprint of residents and visitors while maximizing their quality of life. (RT)

• Urban and historical influences should be mitigated to attain sustainable aquatic and riparian habitats and environments. (RT)

**Transportation and the Environment**

• Transportation system investment in the Basin should improve (environmentally friendly) vehicular and non-auto connections in the Basin. (PB Placer)

• Sustainable alternatives to the private automobile should be enhanced to improve the mobility, environmental and economic health of the Tahoe Basin. (RT)

• A comprehensive system of auto, pedestrian, bike and transit facilities should be planned throughout the Basin. (PB SLT)

• Highways should be designed as mixed-mode “main streets” in communities providing walkable and transit-friendly facilities. (PB Washoe)

• Basin transportation plans and projects should improve air quality. (RT)

• A regional agency should manage the transportation system in the Basin benefiting both residents and visitors. (Forum)

**Recreation and the Environment**

• Recreational opportunities and facilities should be consistent with their environmental setting and the land’s ability to support them. (RT)

• Public recreational properties should provide a variety of ways to access the Basin’s nationally significant recreational settings. (RT)

**Supporting a Vibrant and Vital Local and Regional Economy**

**Land Use and the Economy**

• Public and private interests should cooperate at a local and regional level to connect in- and out-of-the Basin economies. (PB Placer)

• Investment and revitalization of existing centers should be a priority. (PB Placer)

• The economic vitality and image of the Basin’s gateways should be enhanced. (PB SLT)

• A diverse economy should be fostered that is in harmony and complementary to the unique natural environment of the Basin. (RT)

• Investment should include clean industries utilizing green technology compatible with the Basin’s environment. (PB Washoe/PB Washoe)

• Local, small business opportunities and economic incentives should be implemented to keep the Basin economy diverse. (Forum)
Housing and the Economy

- Investment should provide a variety of housing choices that strengthen neighborhoods, contribute to the local economy and support local business. (PB SLT)

- Housing should be developed that is economically attainable to the Basin’s workforce. (PB Placer)

Recreation, Environment and the Economy

- Diverse year-round recreational opportunities should be provided in the Basin. (PB PLW)

Conservation and Social Wellbeing

- Facilities, trails, and locations of interest for recreation should be restored to improve environmental conditions and users’ experience. (PB PLW)

- Single event and community noise levels should be managed to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas. (RT)

- Air quality should be maintained at healthy levels while protecting the Basin’s scenic qualities. (RT)

Land Use, Housing and Social Wellbeing

- Investment should include housing for the Basin’s working families. (PB Placer)

- Investment should result in the creation of places for gathering in communities. (PB SLT)

- Investment in commercial gateway areas should enhance them as gathering places and create new public spaces. (PB SLT)

- Community planning and investment should address the recreational, educational, housing and economic needs of families. (PB Washoe) (Forum)

Transportation and Social Wellbeing

- Transportation services should be provided for the disabled and senior residents in the Basin. (PB Placer)

- Transportation should support the needs of the Basin’s low-income families. (PB Placer/PB Washoe)

Culture, Recreation and Social Wellbeing

- Investment should provide community access to Lake Tahoe and other public spaces. (PB SLT)

- Planning and investment should enhance and expand recreational experiences for communities. (PB Washoe)

- Cultural facilities, events and education should be included in community planning activities in the Basin. (PB Washoe)

- The Basin’s recreational facilities and resources should be managed for the year-round benefit of residents and visitors. (RT)

Public Services, Facilities and Social Wellbeing

- New community centers and other types of public facilities should be constructed as social activity centers. (PB SLT)
Planning Concepts

Planning Concepts are big ideas designed to implement the regional vision and are intended to provide significant benefits to multiple environmental threshold areas. Implementation of the concepts for the Tahoe Basin will require coordinated public and private investments for improving the natural and built environment.

Net Gain Investments
A central objective of the Regional Vision is the collaboration of regional agencies, local jurisdictions and their private sector partners. This collaboration will deliver a “net gain” in economic, environmental and social benefits.

In order to accomplish a “net gain”, investments would to strive to:

- Accelerate attainment of environmental thresholds;
- Provide a reasonable economic benefit to private sector investors;
- Be in an appropriate location to accomplish environmental and social objectives; and
- Further the aspirations of the Basin’s diverse communities.

Gathering Places
Strategic investment in traditional and future community centers, gateways and main street districts was a popular objective expressed by participants in the regional planning process. Reinforcing existing districts and creating new gathering places will strengthen the social fabric of the Basin’s communities.

A comprehensive investment strategy will result in places that bring communities together. Each community and location will require a context sensitive plan to create a sense of place including:

- Commercial and cultural uses that provide the social gravity that make them relevant;
- Design that reflects desired community character;
- Environmental improvements based on the community’s urban and natural setting;
- Appropriate access and connections to the community; and
- Other local objectives, such as workforce housing.

Improved Transit Systems
Mobility was an important regional planning theme emerged from both the local and public lands workshops. People felt a need to create a flexible system that provides choices for residents, visitors and employees during peak and off-peak

Overall Planning Concepts:

- Strengthen gathering places and economic centers
- Improved mobility, an enhanced travel experience and a variety of transportation options
- A variety of housing & lodging choices to meet the needs of locals and visitors alike
- Improved recreation opportunities
- Restoration of degraded watersheds, habitats and other important natural areas
seasons; while providing an opportunity to make significant environmental improvements.

At a regional scale, there are a number of elements that need to be considered to make improved mobility a reality—including how a basin-centric transportation system would be managed and funded. A Basin-wide transportation system would consider:

- Mixed-mode main streets supporting the community centers’ need for parking, pedestrian facilities and transit access;
- A parking management program that manages the parking resources in the Basin;
- Intercept parking in peak season to provide an alternative to driving into congested recreation areas;
- Bike systems to make it easy and safe to circumnavigate the Basin;
- Intermodal stations for time transfer buses, parking and trail access; and
- Water transit opportunities.

**Improved Recreation Opportunities**

Public lands recreation concepts for the Basin focus on access, recreation, capacity and restoration. Key concepts included:

- Access—create access opportunities to the Lake and Basin’s trails while managing use of popular, highly congested recreation areas;
- Recreation—provide diverse, year-round access where conflicts and facilities would be managed to improve user satisfaction;
- Capacity—protect popular winter and summer peak destinations from over use and encourage use of less impacted areas; and
- Restoration—rehabilitate recreational facilities, trails and locations of interest to improve the environment and users’ experience, preserve natural settings, and restore cultural and historical areas.

**Variety of Housing and Lodging Choices**

Communities cited a need to provide a variety of housing that strengthens neighborhoods, contributes to the local economy and supports local businesses. Understanding three-quarters of the Basin’s economy depends on visitor spending, communities emphasized the need for workforce housing and continued reinvestment in a diversity of lodging choices.

Housing concepts include:

- Including housing in mixed-use projects and districts;
- Developing a spectrum of housing types that provide opportunities for home ownership;
- Development of housing that matches the needs of employers and employees; and
- Developing housing that strengthens existing and future neighborhoods.

Lodging concepts include:

- Creating a variety of upscale and affordable lodging facilities;
- Integrating facilities into existing downtowns and community centers; and
- Including accommodations as part of mixed-use projects.

**Restoration of Natural Places and Communities**

Public discussion about the future of the Basin revealed a common theme—our natural setting and environment is a shared value and its protection and restoration is our highest priority. Basin protection and restoration is an integral part of land use, transportation and recreational concepts.

Key restoration concepts include:

- Restoration of watersheds;
- Restoration of forest plants and soils;
- Reinvesting in older commercial districts with more effective and sustainable site planning and architectural solutions;
- Developing transportation solutions that reduce traffic and improve the water quality performance of streets and roads; and
- Providing managed access to recreational settings and sustainably designed facilities.

The Environmental Improvement Program (EIP) for the Basin will continue to address a wide range of projects. Projects will improve water quality, forest health, habitats, recreation, scenic resources, and watersheds. The EIP projects will combat invasive species, protect sensitive species, improve air quality and will acquire public land necessary for environmental improvements.
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Greg McKay

Planning Working Groups
Placer County Working Group
Public Lands and Waterways Working Group
South Shore Partnership Working Group

Washoe County Working Group

Core Planning Team
TRPA Staff
County Staff
Special District Staff

Local Agencies
Incline Village General Improvement District
North Tahoe Public Utility District
South Tahoe Public Utility District
Tahoe City Public Utility District
City of South Lake Tahoe

Regional Agencies
Carson City
El Dorado County
Placer County
Washoe County
Lahontan Regional Water Quality Control Board
Nevada Division of Environmental Protection
California State Parks

National Agencies
US Forest Service

Consultants

Basin Community Members
The 1000+ who attended the Public Workshops!

Our volunteers
On February 21, 2007, over 45 people attended the Planning Work Group (PWG) kickoff for the Regional Vision Phase of Pathway 2007. Participants were invited to identify regional themes that emerged from the Place-Based Planning effort as well as priorities for the Demonstration Program.

The work session began with an overview of the next phase of the process and a summary of work being completed by TRPA staff. The Regional Vision Phase will combine the work of the technical and scientific teams and the Forum with the community values, principles and concepts captured through the Place-Based Planning process of 2006 and produce a Regional Vision Summary similar to those created for each sub-region. The Regional Vision will inform the Regional Goals & Policies. The program and process objectives of the Demonstration Program were reviewed and discussed.

This joint work session of the PWG members was valuable because it allowed local jurisdiction representatives, public land managers and citizen's-at-large to work together to understand the similarities around the basin and also some of the unique differences that set the communities apart. This was an excellent opportunity to receive some insight into the top priorities facing communities around the basin.

The introduction and presentation emphasized overall regional themes identified last year including:

1. Lake Clarity and water quality improvements
2. Reducing the risk of catastrophic wildfire
3. Accelerate attainment of environmental thresholds
4. Urban revitalization and reinvestment

The group discussed the need in the Basin to reconfigure the land use patterns in urban core areas to accelerate the attainment of the environmental thresholds and revitalize local communities. There was confirmation of the need to redirect investment in urban/commercial core areas in the basin on underutilized and/or underperforming sites and promote more sustainable land use patterns and improved transportation options.
The **Core Planning Team** met and discussed opportunities to integrate the many regional efforts including the Regional Transportation Plan, the Environmental Improvement Program and the update of the U.S. Forest Service Plan for the Lake Tahoe Basin Management Unit.

The **Planning Working Group** work session participants were divided into four teams and were tasked with two exercises. Both local jurisdictions and public lands were represented. Members reviewed the Place-Based vision summaries and identified common planning themes.

### Summary of exercises and results

The teams were asked to participate in two exercises.

**Exercise #1: Regional Planning Themes**
Identify common themes from the Place-Based Planning Vision Summaries that should inform a Regional Vision.

**Exercise #2: Demonstration Program Priorities**
Identify the three most important priorities for the Demonstration Program based on the regional themes?

### Regional Planning Themes

Teams confirmed the following themes:

1. **Strengthening gathering places and economic centers**

   Improving existing and creating new gathering places and economic centers around the basin at a variety of scales includes improving local neighborhood centers and intersections around commercial cores with well designed mixed-use development and also enhancing town centers around the basin through reinvestment.

2. **Improved mobility, an enhanced travel experience and a variety of transportation options**

   Reinvesting in and strengthening our centers improves the viability of alternative modes of transportation within walking distance of local neighborhoods and communities while also improving the opportunity for successful and effective public transit.

3. **A variety of housing (and lodging) choices to meet the needs of locals and visitors alike**

   The issue of housing and housing affordability was echoed around the Basin. Although each jurisdiction had their own definitions of affordable and workforce housing, it became clear that a variety of housing choices distributed around the basin was a top priority. There is a need to not only house our local workforce but to provide a variety of scales and types for locals ands visitors alike. More housing options closer to commercial areas can also reduce vehicle miles traveled and result in an improvement in air quality and reduced traffic congestion.
4. High quality recreation opportunities & access

Although here is general agreement that public land managers and regional agencies are doing a good job of protecting the natural environment and providing a variety of recreational opportunities, attention needs to be paid to understanding regional trends and the demands that will be placed on the unique environment of the Lake Tahoe basin by both visitors and locals. Improvements in recreation may involve reducing the need for an automobile to reach trailheads and reducing overuse by providing more recreation options.

5. Restoration

Restoration of degraded ecosystems and wetlands is a top priority for all areas around the basin. This not only includes heavily impacted natural areas, but also neighborhoods and commercial areas, especially those in close proximity to stream environment zones. Also relevant is the importance of using redevelopment and reinvestment (as opposed to greenfield development) and relocating development (from sensitive areas) to reduce coverage in urban areas with the specific aim of improving water quality.

Other suggested themes included:

- Improvements in local education system
- Enhancement of social and cultural resources
- Improving cooperation and collaboration among local governments and agencies, more partnerships
- Seeking environmental improvements in all development
**Demonstration Program**

The framework for the Demonstration Program was first discussed during the Place-Based Planning process with the Core Planning Team and Planning Work Groups. Program objectives and process objectives were identified based on input from the public workshops and Planning Work Groups. The Demonstration Program will build upon the Special Projects criteria established by TRPA and approved by the Governing Board. The Demonstration Program criteria will incorporate elements of the new regional vision while moving the basin toward attainment of the environmental thresholds. The Special Projects criteria include process objectives, and project objectives.

**Special Projects Criteria** (identified by TRPA and approved by the Governing Board):

<table>
<thead>
<tr>
<th>All demonstration projects need to be located in an approved Community Plan or approved Master Plan area.</th>
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<tbody>
<tr>
<td><strong>Process objectives:</strong></td>
</tr>
<tr>
<td>• Proposals will provide <strong>clear public benefit and feature a public/private partnership for cooperative implementation.</strong></td>
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<tr>
<td>• A proven commitment to <strong>timely implementation with financial assurances to ensure successful Implementation.</strong></td>
</tr>
<tr>
<td><strong>Program Objectives:</strong></td>
</tr>
<tr>
<td>• Demonstrate Substantial Environmental Benefits</td>
</tr>
<tr>
<td>• All projects are required to implement an EIP project (based on priority projects and amount of contribution to the EIP)</td>
</tr>
<tr>
<td>• Substantial environmental benefits, judged by nine threshold categories, the amount of threshold improvement and the number of thresholds improved</td>
</tr>
<tr>
<td>• Other substantial environmental benefits for non-required benefits, such as drainage treatment, improved access, scenic improvements and restoration.</td>
</tr>
<tr>
<td>• Transfers of development allocations from sensitive lands that result in environmental benefits</td>
</tr>
</tbody>
</table>

**Implementing the Regional Vision:**

• Rehabilitation of **substandard development** including restoration of disturbed sites
Identified through Place-Based Planning

Last year, Priority Projects that were discussed included reinvestment and redevelopment projects, underutilized and underperforming commercial sites, and sites with environmental constraints (i.e. gas stations, development within an SEZ – Stream Environment Zone).

The Planning Working Groups identified both program and process objectives & criteria for the Demonstration Program.

**Process** Objectives / Criteria:

1. Projects need to involve public/private partnerships
2. Projects are area wide, not site specific
3. Projects must demonstrate Innovation
4. Projects must demonstrate use of new tools
5. Project must be feasible

Three types of feasibility were discussed as necessary to warrant a demonstration project:

1. **Political** – strong public support
2. **Market** – significant demand
3. **Financial** – economically viable

**Program** Objectives / Criteria:

1. **Environmental Benefits** – accelerate environmental threshold attainment, reduce coverage, provide area-wide water quality improvements, EIP, BMPs, scenic quality, community character improvements.
2. **Location** - Infill, redevelopment, transit-oriented development, located within an approved Community Plan or Master Plan area.
3. **Implementation** (in keeping with local visions) – mixed-use, land use/transportation connection, pedestrian oriented, provides both local and regional benefit, catalyst for surrounding areas and neighborhoods, strong public support, area not site specific.
Team Summaries
The teams were presented with a poster which included the Guiding Principles and Key Planning Concepts from each sub-regional vision summary in order to facilitate the identification of themes that were consistent across the four sub-regions. The poster also addressed Public Lands and Waterways.

Team #1

Regional Themes
- Gathering Places and Economic Centers
- Mobility/Travel Experience
- Housing Choices
- Recreation
- Restoration
- Social/Cultural, Education
Demonstration Program Priorities
1. Transportation / Transit Connections
2. Unique character in redevelopment area / Revitalize area while maintaining unique nature
3. Code flexibility / Demonstrate positive use of code flexibility

Team #2

Regional Themes
- Gathering Places and Economic Centers
- Mobility/ Travel Experience
- Housing Choices, community services (health and education)
- Recreation
- Restoration / Preservation
- Education
- Partnerships

Demonstration Program Priorities
1. Economic Vitality & feasibility
2. Broad public benefit, social equity
3. Partnership innovations (NGO, Public, Private)
4. Environmental improvements (restoration &/or preservation)

Team #3

Regional Themes
- Gathering Places and Economic Centers
- Mobility/ Travel Experience / Pedestrian Safety
- Housing Choices
- Recreation / Restoration
- Education
- Government Cooperation
- Quality of Life
Demonstration Program Priorities
1. Gathering Places – Mixed-use
2. Mobility & Walkability – Multi-modal
3. Restoration/Recreation – View corridor/Water quality
4. Education
5. Government Cooperation
6. Quality of life

**Team #4**

![Team #4 Image]

**Regional Themes**
- Gathering Places and Economic Centers (Infill, visitor desired lodging and economic opportunities)
- Mobility/Travel Experience (Multiple options)
- Housing Choices (Affordable with community amenities & walkable activity centers)
- Recreation
- Restoration
- Cooperation among governmental agencies

**Demonstration Program Priorities**
Projects that will accomplish / incorporate
1. Improved local and regional transportation
2. Test new regulatory approaches, public investment that spurs private investment
3. Investments in community connections for residents and visitors
4. Visitor facilities that provide today’s visitor needs, lodging, transportation, activities, walkable communities

Note: This group posed the question, how many goals could be met together in a project (all goals or a combination)? Would it be worthwhile to see how many priorities can be accomplished in one project?