

# Chapter 16

## SPECIFIC AND MASTER PLANS

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- 16.0 Purpose: In accordance with the Goals and Policies, TRPA may adopt areawide specific plans or project oriented master plans to augment plan area statements or community plans. Specific or master plans are needed to provide more detailed planning to ensure that projects and activities are consistent with the Goals and Policies, the Plan Area Statements or community plans, and the Code. Also, specific and master plans shall provide for phasing of development, systematic environmental and project review, and implementation of environmental control measures. A specific or master plan is not a project approval nor does its adoption guarantee approval of any level of development.
- 16.1 Applicability: Prior to adoption of a specific or master plan, all projects and activities shall be reviewed pursuant to the Code, applicable plan area statement or community plan, and the Goals and Policies. Expansion of facilities or commercial air service at the South Lake Tahoe Airport, other than temporary expansions for testing purposes or projects for which exemptions from the federal court injunction of August 9, 1984 have been obtained, is prohibited until the adoption of an airport master plan. Expansion of use of ski areas, or the establishment of new ski areas, is prohibited until the adoption of a specific or master plan for the ski area. Expansion of marinas shall be limited to ten new boat slips and ten new buoys until the adoption of a specific or master plan for the marina. Expansion of existing commercial facilities in areas subject to a requirement to prepare a specific or master plan, may be approved pursuant to Chapter 33. On private lands a forest management plan developed pursuant to this chapter and Chapter 71 can allow for the cutting of trees larger than 30 inches in westside forest types or trees larger than 24 inches in eastside forest types on private land.<sup>§</sup>
- 16.2 Establishment Of Specific Plans Or Master Plans: The boundaries of specific or master plans, upon adoption, shall be depicted on the TRPA Plan Overlay Maps pursuant to Chapter 12, and the texts shall be set forth in the document entitled Regional Plan for the Lake Tahoe Basin, Special Plans.

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<sup>§</sup> Amended 5/23/01

- 16.3 Eligible And Required Areas: All areas are eligible for a specific or master plan. Some areas, such as the South Lake Tahoe Airport, ski areas, and marinas, are required by the Goals and Policies, Plan Area Statements, or the Code to have a TRPA - approved specific or master plan.
- 16.4 Time Limits: Specific or master plans shall take effect upon adoption and shall remain in effect until amended or revoked by TRPA.
- 16.5 Relationship To Plan Area Statements And Community Plans: Specific or master plans shall supplement, but shall not replace, plan area statements and community plans, as they may be amended from time to time, and shall be consistent with plan area statements and community plans as follows:
- 16.5.A Plan Area Statement Limitations: Where part or all of a specific or master plan falls within a plan area boundary, that portion of the specific or master plan shall be subject to the plan area statement limitations set forth for special designations, special policies, permissible land uses, density, bonus units, additional outdoor recreation limitations, and improvement programs.
- 16.5.B Community Plan Limitations: Where part or all of a specific or master plan falls within a community plan boundary, that portion of the specific or master plan shall be subject to the adopted community plan. No master or specific plan for an area within a community plan boundary shall be adopted unless the community plan is adopted, or the community plan is not expected to be adopted within three years. In the latter case, a specific or master plan may be approved, provided the specific or master plan complies with those provisions of subparagraphs 14.6.C(1) through (5), inclusive, as applicable to the area impacted by the specific or master plan.
- 16.6 Relationship To Goals And Policies And The Code: Specific or master plans shall be consistent with the Code and the Goals and Policies, as they may be amended from time to time.
- 16.7 Specific And Master Plan Process: Specific or master plans shall be prepared, processed and adopted as follows:
- 16.7.A Initiation of Process: The initiation process shall be as follows:
- (1) TRPA or other agencies of jurisdiction or the owner of the lands subject to the plan may initiate the process. (Hereinafter referred to as the proponent.)
  - (2) A steering committee shall be formed representing community interests, and shall include a designee of the Executive Director, a representative of the local government in whose jurisdiction the specific or master plan area is located, and a representative of the U.S. Forest Service if federal lands are within the specific or master plan area. The steering committee shall establish a planning team to prepare the specific or master plan.
- 16.7.B Approval of Work Program: The planning team shall develop a specific or master work program consistent with subsection 16.7.C and section

16.8. The steering committee shall submit a recommended work program to the Executive Director of TRPA for approval. The Executive Director shall consider the recommendations of the steering committee and approve, deny, or modify the proposed work program.

16.7.C Specific Or Master Plan Preparation: Upon approval of the work program, the planning team shall prepare the specific or master plan as follows, with oversight from the steering committee:

- (1) Prepare a complete assessment of environmental opportunities and limitations.
- (2) Refine inventory and needs assessment.
- (3) Identify applicable plan and ordinance standards and policies and development guidelines.
- (4) Develop draft alternative plans, including a preferred alternative.
- (5) Prepare draft environmental documents.
- (6) Submit draft master plan and draft environmental documents to TRPA for circulation and public and agency review.
- (7) Prepare recommended final plan and final environmental documents for TRPA and local government consideration.

16.7.D Approval Of A Specific Or Master Plan: Upon receipt of a recommended final specific or master plan from the steering committee, the Advisory Planning Commission shall review the proposed plan and make recommendations to the Governing Board. Ski area master plans shall be prepared and reviewed in accordance with TRPA's "Ski Area Master Plan Guidelines", November 1990. The Governing Board shall consider the proposed plan as a regional plan amendment and approve, deny, or modify the specific or master plan.

16.7.E Alternative Process: The process set forth in subsections 16.7.A and 16.7.B may be modified by TRPA as follows:

- (1) Minor Plans Or Minor Modifications Of Existing Plans: If TRPA finds that a specific or master plan, or modification thereof, does not propose any significant expansion of development and does not require an EIS, TRPA may delete the steering committee.
- (2) Alternate Process: If TRPA finds that an alternate process to subsections 16.7.A and 16.7.B would better facilitate the planning process while still meeting the objectives of this chapter, a modified process may be approved. Modification of the process shall not alter the requirements of any other section of the Code applicable to specific or master plans.

- 16.8 Content of Specific And Master Plans: Each specific or master plan shall be tailored to fit the individual situation and proposed activities. An adopted specific or master plan shall be an integrated document consistent with the terminology of the Regional Plan. Each specific or master plan shall include, at a minimum, the following items:
- 16.8.A Physical Plan: The physical plan shall describe all existing and proposed improvements, including but not limited to, buildings, parking areas, roads, trails, temporary or permanent land disturbance, and utility connections. The physical plan shall address the phasing or scheduling of the proposed improvements and any special provisions for project review. For ski areas, the physical plan shall not propose any expansion of parking for day use, pursuant to Goal #2, Policy 11 of the Developed Recreation Subelement, Recreation Element of the Goals and Policies.
- 16.8.B Operational Plan: The operational plan shall describe all existing and proposed operations, including but not limited to, traffic and circulation patterns, commercial operations, primary and accessory uses, periods of operation, and seasonal operations.
- 16.8.C Mitigation Program: The mitigation program shall describe all mitigation measures incorporated into the plan to offset potential impacts identified in the environmental documentation, including but not limited to, erosion and runoff controls, revegetation and restoration, traffic mitigation, mitigation of shorezone impacts, mitigation of scenic impacts, and mitigation of impacts on fish and wildlife habitat. It shall also include construction schedules, maintenance programs, methods of mitigation and dates of completion.
- 16.8.D Monitoring Program: The monitoring program shall describe all monitoring necessary to ensure that the implementation of the plan is consistent with the Tahoe Regional Planning Compact, the Goals and Policies, environmental threshold carrying capacities, state and federal air and water quality standards, and other applicable standards. The monitoring program shall include a summary of proposed funding sources.
- 16.9 Findings For Approval: Before approving or amending a specific or master plan, the Governing Board shall find:
- (1) The plan is consistent with the Goals and Policies;
  - (2) The plan is consistent with the Code;
  - (3) The plan is consistent with the adopted plan area statement or community plan applicable to the area;
  - (4) The plan does not propose development of residential units, tourist accommodation units, commercial floor area, recreational PAOTs, or other limitations in excess of the limits set forth in the Regional Plan for the plan area.

(5) The plan is consistent with the attainment and maintenance of environmental threshold carrying capacities.

16.9.A Exception: When portions of the area subject to a specific or master plan are outside the Region, the foregoing findings shall apply only to the area within the Region. When the project and activities proposed within the Region, in combination with other projects and activities proposed in the specific or master plan outside the Region, would prevent the attainment or maintenance of environmental thresholds, the finding set forth in 16.9.(5) shall not be made and the proposed specific or master plan shall not be approved.

