TRPA
APC
PACKETS

OCTOBER
1986
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, October 8, 1986, in the TRPA office, 195 U.S. Highway 50, Zephyr Cove, Round Hill, Nevada. The agenda for said meeting is attached hereto and made a part of this notice.

October 1, 1986

By: [Signature]
William A. Morgan
Executive Director
Tahoe Regional Planning Agency
MEETING AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV PLANNING MATTERS
   A. Status Report and Discussion on the Code of Ordinances, the Plan Area Statements, and Associated Environmental Impact Statement
   B. Workshop on Plan Area Statements
   C. Establishment of Committee to Discuss Persons-at-One-Time (PAOT) Allocation for Ski Areas
   D. Discussion on the Sign Ordinance
   E. Discussion on and Approval of 1985 Reasonable Further Progress Report (1982 Air Quality Plan)

V REPORTS
   A. Staff
   B. Legal Counsel
   C. Public Interest Comments
   D. APC Members

VI RESOLUTIONS
   A. For Former APC Member Sam McMullen

VII CORRESPONDENCE

VIII PENDING MATTERS

IX ADJOURNMENT
MEMORANDUM

September 30, 1986

To: The Advisory Planning Commission

From: The Staff

Subject: Plan Area Statement Workshop

The draft Plan Area Statements are due to be released on Friday, October 10. Staff is currently working with the APC planners to prepare this draft. There will be a joint public hearing of the APC and the Governing Board at the regular October Board meeting as follows:

Wednesday, October 22, 1986
Harrah's Tahoe Convention Center
Stateline, Nevada
1:30 p.m.

Thursday, October 23, 1986
The Chateau, 955 Fairway Boulevard
Incline Village, Nevada
9:30 a.m.

The hearings will commence at the times shown and will continue until the conclusion of testimony.

The discussion at the Wednesday APC meeting will focus on the relationship of Plan Area Statements to other Regional Plan documents, the format and content of Plan Area Statements, and discussion on the major commercial Plan Areas. After an initial presentation staff proposes to have the APC break up into four groups, with one group discussing PASs in Douglas County, one discussing Washoe County, one discussing Placer County, and one discussing the City and El Dorado County.

Enclosures:
- Chapters 13 and 14 of Draft Code of Ordinances
- Chapters 1 and 2 of Plan Area Statements
- PAS 001 A Tahoe City
  001 B " 
  022 Tahoe Vista
  029 Kings Beach
  032 No. Stateline
  045 Incline Commercial
  048 Incline Tourist
  076 Kingsbury Commercial

089 A South Stateline, Nevada
089 B South Stateline, Calif.
091 Ski Run
093 Bijou/Al Tahoe
110 "Y"
116 Airport
125 Meyers

GWB: jf
9/30/86

AGENDA ITEM IV B.
CHAPTER 13

13.0 PLAN AREA STATEMENTS: As indicated in the Regional Plan for the Lake Tahoe Basin, Part I Goals and Policies, Plan Area Statements provide planning direction for specific areas of the Region. A Plan Area Statement which is the written text provides specific land use policies and regulations for a Plan Area which is mapped area to which the text relates.

In the event of a conflict between the provisions of the Code and a Plan Area Statement, the requirements of the Code shall apply. A Plan Area Statement may be superseded by the adoption of a Community Plan, Redevelopment Plan or other TRPA approved master plan pursuant to Chapters 14, 15 and 16.

13.1 Establishment Of Plan Areas And Plan Area Statements: The Plan Areas and the related Plan Area Statement are hereby established as depicted on the TRPA Plan Overlay Maps as they may be amended, at 1" = 400" and 1" = 2,000' and in the document entitled Regional Plan for the Lake Tahoe Basin, Part III - Plan Area Statements.

13.2 Applicability: All activities subject to the Code of Ordinances are subject to the provisions of the applicable Plan Area Statement. No project may be approved unless it is found to comply with the policies and regulations of the applicable Plan Area Statement.

13.3 Content Of Plan Area Statements: Each Plan Area Statement shall have the following categories and content.

13.3.A Name And Number: Each Plan Area Statement shall have a name and number for identification purposes.

13.3.B Plan Area Designation: Each Plan Area Statement shall be assigned a plan designation. A plan designation shall consist of one of the five land use classifications and one of three management strategies. The designation shall be based on matching the existing and planned uses with the description of the land use classification and management strategy.

1 Land Use Classification

(a) Conservation: The purpose of this district is to identify those non-urban lands with value as primitive or natural areas, with definite environmental limitations on use and with a potential for dispersed recreation use and/or low intensity resource management. Also it is to identify those areas that, in general, must be preserved and managed to attain the environmental thresholds. These areas include:
(i) Public lands already set aside for conservation purposes;
(ii) High-hazard lands, stream environment zones, and other fragile areas without substantial existing improvements;
(iii) Isolated areas which do not contain the necessary infrastructure for development;
(iv) Areas capable of sustaining only passive recreation or nonintensive agriculture; and
(v) Areas suitable for low-to-moderate resource management.

(b) Recreation: The purpose of this district is to identify those non-urban lands with good potential for outdoor recreation, park use or concentrated recreation, these areas include:

   (i) Areas of existing private and public recreational use;
   (ii) Designated local, state and federal recreational areas;
   (iii) Areas without over-riding environmental constraints on resource management or recreation; and
   (iv) Areas with unique recreational resources which may serve public needs, such as beaches and ski areas.

(c) Residential: The purpose of this district is to identify those urban lands having potential to provide housing for the residents of the Region and to establish density patterns related to both the physical and man made characteristics of the land and to allow accessory and nonresidential uses that complement the residential neighborhood, these areas include:

   (i) Areas now developed for residential purposes;
   (ii) Areas for new single family development which conform to the development priorities and the single family evaluation system; and
   (iii) Areas within urban boundaries and served by utilities.

(d) Commercial And Public Service: The purpose of this district is to identify those urban lands that have been designated to provide commercial and public services to the Region or have the potential to provide future commercial and public services; to provide the concentration
of such services for public convenience, protection of incompatible uses; and to allow other noncommercial uses that are compatible with the purpose of this district and other goals of the Regional Plan, these areas include:

(i) Areas that are now developed for commercial or public service uses;
(ii) Areas now designated for public services or are in public ownership;
(iii) Areas suitable to encourage the concentration of compatible services;
(iv) Areas of good and moderate land capability; and
(v) Areas with adequate public services and transportation linkages.

(c) Tourist: The purpose of this district is to identify those urban lands that have the potential to provide intensive tourist accommodations and services or intensive recreation, these areas include:

(i) Areas developed with high concentrations of visitor accommodations and related uses;
(ii) Lands on which gaming is a permitted and recognized use;
(iii) Lands of good and moderate land capability; and
(iv) Areas with adequate public services and transportation linkages.

(2) Management Strategies:

(a) Maximum Regualtion: This designation applies primarily to conservation areas. Areas with this designation shall be strictly regulated to ensure preservation and enhancement of the existing environment, with little or no additional development of residential, commercial, tourist, recreational or public service uses.

(b) Development With Mitigation: This designation is the predominant management strategy. Most areas of existing residential, and recreational use carry this designation. Areas with this designation can accommodate additional development if the impacts are fully mitigated and the land is capable of withstanding the use. Both on-site and off-site mitigation of environmental impacts from development shall be required.
13.3.C Special Designations: Each Plan Area Statement may include in its plan designation categories designation for specific planning programs.

(1) Eligible For Community Plan Incentives: Plan Areas with this designation are considered to be the focus point of Community Plans and are the target area for incentives such as land coverage transfers, commercial floor area allocations and tourist accommodation bonus units. Unit the Community Plan is adopted, commercial allocations will be limited to this area. The permanent incentive area and other plan boundaries will be determined as part of the Community Plan process pursuant to Chapter 14.

(2) Eligible For Redevelopment Plans: Plan Areas with this designation are eligible to be considered for redevelopment plans pursuant to Chapter 15.

(3) Transfer Of Development Rights Receiving Area: Pursuant to Chapter 34, Plan Areas with this designation are receiving areas for:

(a) Existing Developments: Transfer or relocation of existing uses which are permissible uses in the Plan Area may be permitted in all or a portion of the Plan Area.

(b) Multi-Residential Units: Transfer of potential residential units including any applicable bonus is permitted in to all or a portion of the Plan Area.

(c) Residential Allocations: Transfers of residential allocations are permitted in all or a portion of the Plan Area.
(4) **Scenic Restoration Area:** One or more highway units or shoreline units in these Plan Areas are not in compliance with the Scenic Threshold rating, therefore require as scenic restoration plans or special project review considerations.

(5) **Preferred Affordable Housing Area:** The Plan Area is a preferred location for affordable housing and may be permitted incentives pursuant to Chapter 21 and 33.

(6) **Multi-Residential Incentive Programs:** The Plan Area is eligible for multi-residential incentive program pursuant to Chapter 21.

13.3.D **Description:** Each Plan Area Statement shall have a description plan area of location, existing uses and existing environment provided for informational purposes.

13.3.E **Planning Statement:** Each Plan Area Statement shall have a summary statement which sets forth the general planning direction for the plan area.

13.3.F **Planning Considerations:** Each Plan Area Statement shall list the major planning issues and concerns specific to that area.

13.2.G **Special Policies:** Plan Area Statement have special policies addressing issues and concerns for the area that are not adequately addressed by the Regional Goals and Policies Plan.

13.2.F **Permissible Uses:** Pursuant to Chapters 21 and 51, each Plan Area Statement shall list all allowable and special uses that may be permitted in the area. The uses may be designated to one or more special areas or shorezone tolerance districts.

(1) **General List:** This section provides a list of allowed and special use which may be permitted through out a plan except as noted in a special area.

(2) **Special Area:** There may be one or more special areas within a Plan Area that has a use different from the General List.

(3) **Nearshore and Foreshore Of The Shorezone:** This section provides a list of allowed and special uses which may be permitted within a given shorezone tolerance district. These uses may only be permitted as accessory to and compatible to an existing use on the adjoining littoral parcel.
13.3.G Maximum Densities: Pursuant to Chapter 21, each Plan Area Statement shall designate the maximum densities of use which may be permitted within the plan area. The total number of bonus units available for residential incentive programs in the Plan Area is specified.

13.3.H Maximum Cumulative Noise Event Level: Each Plan Area Statement shall specify the maximum cumulative noise event level that is permissible within the area.

13.3.I Additional Recreation Development: Each Plan Area Statement shall specify the total amount of additional outdoor recreation facilities that may be permitted in the plan area. This is measured in Persons At One Time (PAOTS).

13.3.J Improvement Programs: Reference shall be made to major improvement or restoration programs which affect the area.

13.4 Plan Area Overlay Maps: Plan Area boundaries and other relevant information are depicted on the adopted TRPA Plan Overlay Maps.

13.4.A Plan Area Boundaries: When uncertainty exists with respect to the boundaries of any Plan Area or Special Area because of the scale of the maps or for any other reasons which make exact boundary determination difficult or uncertain, the precise boundary line shall be established by utilizing the following criteria shall be applied:

(1) Where Plan Area boundaries appear to follow the center or right-of-way lines of streets or highways, such lines shall be treated as the Plan Area boundaries.

(2) Where Plan Area boundaries appear to be approximately parallel to center or right-of-way lines of streets or highways, such boundaries shall be treated as being parallel to such lines and at distances therefrom as indicated on the Plan Overlay Maps.

(3) Where Plan Area boundaries appear to follow ownership boundaries, such ownership boundaries shall be treated as the Plan Area boundaries.

13.4.B Other Relevant Information: Plan Overlay Maps shall coordinate with other adopted TRPA maps to permit a ready determination of constraints on development and other relevant information. Such information shall include:

(1) Stream Environment Zones (SEZ).
(2) SEZ Restoration Programs.
(3) Capital Improvement Program.
(4) Stream Habitat Quality.
(5) Historical Sites.
(6) Wildlife Habitat.
(7) Special, sensitive, and uncommon plants.
(8) Fish habitat.
(9) Transportation Corridors.
(10) Special interest species areas.
(11) Land Capability Districts.
(12) Sending and receiving areas for transfer of development.
(13) Hydrologic related areas.
(14) Areas eligible for Community Plan Incentives.
(15) Public Facilities Development Program.
(16) Shorezone Tolerance Districts.
(17) Scenic Roadway and Shoreline Units.

13.5 Plan Area Statement Amendment: The modification of a Plan Area Statement or Overly Map shall be by either a plan amendment, an ordinance, or a Governing Board resolution depending on the category to be modified.

13.5.A Modification of Plan Area Boundaries, Plan Area name and number, Land Use Classification, Management Strategy, Special Designations, Planning Statement, Special Policies, and Additional Recreation Development shall be plan amendment.

13.5.B Modification of Permissible Uses, Maximum Densities, and Maximum Cumulative Noise Event Level shall be by ordinance. Modifications to categories in this section must be consistent with the direction set forth in the categories found in A above.

13.5.C The modification of Description, Planning Considerations, and Improvement Programs shall be by.
CHAPTER 14

14.0 COMMUNITY PLANS: As indicated in the Regional Plan for the Lake Tahoe Basin, Part I Goals and Policies, Community Plans may be for designated commercial areas within the Region. Community Plans replace Plan Area Statements and provide specific land use regulations and special incentives.

14.1 Applicability: Upon adoption of a Community Plan, all activities within the Community Plan boundaries subject to the provisions of the Code of Ordinances shall be subject to the provisions of the Community Plan. No project may be approved unless it is found to comply with the Community Plan.

14.2 Establishment Of Community Plans: Community Plan, upon adoption, shall be established on the TRPA Plan Overlay Maps and in the document entitled Regional Plan for the Lake Tahoe Basin, Part V Special Plans.

14.3 Eligible Areas: Plan Area Statements designate the Community Plan boundaries. The areas designated shall be those where commercial use is concentrated or should be concentrated. They shall be areas served, or easily served, by transit systems, which have adequate highway access, which have, or can have, housing in the vicinity available for employees working in the area, and which otherwise qualify as areas suitable for continued or increased levels of commercial activity. Some areas, because of their existing and proposed development patterns, may incorporate more than commercial use classifications. The designated boundaries are preliminary and may be adjusted as part of the Community Plan process.

14.4 Incentives: Areas designated for Community Plans may utilize the following incentive programs:

14.4.A Commercial Floor Area: As indicated in Chapter 33 ALLOCATION OF DEVELOPMENT, a Community Plan may be allocated a portion of the 360,000 square feet of gross commercial floor which may be permitted during the first 10 years of the Regional Plan within Community Plan areas.

TRPA shall make the initial allocation of additional commercial floor area to a Community Plan by taking into consideration such factors as demonstrated need, the expected ability to achieve or maintain environmental thresholds, the reasonableness of projected time schedules, the degree of certainty for obtaining the needed funds for implementation, compatibility with other Community Plans and plans, and other relevant factors. The amount initially allocated shall be from the 75 percent portion designated for local jurisdictions for planning purposes as shown on the table in Section 33.2.
As soon as TRPA has reviewed a sufficient number of proposed community plans, to adequately assess the cumulative impacts of development and proposed mitigation, TRPA shall distribute the remainder of the 25 percent of the additional commercial floor area. This distribution shall reward those Community Plans which best demonstrate the ability to achieve and maintain environmental thresholds, and have a clearly demonstrated need for the additional allocation. TRPA shall retain a sufficient reserve to adequately address the needs of Community Plans not yet presented for review. However, it is the Agency's goal, acting in partnership with local interests, to achieve completion of Community Plans by December 31, 1989 in all areas where sufficient local interest and initiative exists to do such planning. Accordingly, TRPA anticipates the allocation of the remaining unallocated floor area by that date, so long as the allocation is supported by local needs assessments.

14.4.B **Land Coverage:*** As indicated in Chapter 20 LAND COVERAGE LIMITATIONS, commercial, tourist accommodation, multi-residential of 5 or more units, and public service uses may be permitted to transfer land coverage to allow land coverages greater than the base land coverage limitations.

14.4.C **Tourist Accommodation Bonus Units:** 200 additional tourist accommodation units may be allocated within the region as bonus units when existing tourist accommodation units are rehabilitated or transferred within a Community Plan. The TRPA shall allocate tourist accommodation bonus units to a Community Plan based on the criteria below. However, no jurisdiction may receive more than 50% of the 200 bonus units.

1. The Community Plan's primary direction is to provide tourist accommodation and related uses.
2. The additional concentration of tourist accommodation units is consistent with the TRPA Transportation Plan and would better promote transit and pedestrian forms of transportation.
3. The additional units are part of an overall program to rehabilitate and upgrade existing tourist accommodation units.

14.5 **Time Limitations:** A Community Plan is effective from the date of adoption until December 31, 1996 unless extended by amendment.
14.6 Relationship To Code Of Ordinances: All standards of the Code shall apply to Community Plans, except when equal to or superior standards are established in a Community Plan for:

1. parking  
2. outdoor advertising  
3. density  
4. design review standards  
5. landscaping  
6. snow storage  
7. noise  
8. historic  
9. scenic highways

14.7 Relationship To Plan Area Statements: Community Plans replace Plan Area Statements for the area within the Community Plan Boundary and shall not exceed the development limitations set forth in the Plan Area Statements for residential bonus units and recreation persons at one time.

Plan Area Statements not in a Community Plan may be considered for amendment as part of the Community Plan process. Based on the recommendations of the Community Plan, the TRPA may modify related Plan Area Statements, Pursuant to Chapter 13, to conform with the direction set forth in the related Community Plan.

14.8 Community Plan Process: Community Plans shall be prepared and adopted as follows unless modified by the Governing Board. The process may be modified by the Governing Board when it is found that an alternate process would better facilitate the planning process while still meeting the objectives of this ordinances and the Goals and Polices.

14.8.A Initiation of Process: The process to develop a Community Plan may be initiated as follows:

1. Local government or the TRPA in recognition of local interest, or in accordance with a work program for the development of community plans, may initiate the planning process.

2. A steering committee shall be formed by the initiating entity. The committee shall represent a community interest and shall include the executive officer of the TRPA, or his designee, and a representative of the local government whose jurisdiction the community plan area is located. The steering committee shall establish a planning team from its members.

3. The steering committee and planning team shall be reviewed and if appropriate be approved by the local government and the TRPA prior to commencement of the planning process. With this approval, the local government or the TRPA shall assign staff and resources to complete an initial assessment.
14.8.B Approval of Preliminary Plan and Work Program: Upon completion of the initial assessment, the planning team shall develop a preliminary plan and work program pursuant to 14.9.A. The TRPA and local government shall consider the recommendations of the steering committee and approve, deny, or modify the proposed plan and work program.

14.8.C Community Plan Preparation: Upon approval of the preliminary plan and work program, the steering committee and planning team shall commence work as follows:

1. Complete assessment of environmental opportunities and limitations.
2. Refine inventory and needs assessment.
3. Identify applicable ordinance standards and constraints.
4. Develop draft alternative plans.
5. Prepare environmental documents.
6. Select preferred alternative.
7. Circulate plan for public and agency review.
8. Prepare a recommended final plan for TRPA and local government consideration.

14.8.D Approval of the Community Plan: Upon receipt of a recommended final plan from the steering committee, the TRPA Advisory Planning Commission shall review the proposed Plan and make recommendations to the TRPA Governing Board. The Governing Board shall consider the proposed final plan as a Regional Plan amendment and approve, deny or modify the Community Plan.

14.9 Content of Community Plans: The contents of a preliminary and a final Community Plan shall be as follows:

14.9.A Initial Assessment: An initial assessment shall include a survey of existing conditions, an initial needs and opportunities study, the applicable standards and constraints survey, and a determination of community goals and objectives. From this information the preliminary plan shall be established.

14.9.B Preliminary Plan: The preliminary plan shall include proposed plan boundaries, the estimated additional commercial floor area requirements, the additional tourist accommodation unit requirements, fair share of public recreation objectives, vehicle miles reduction targets, land coverage reduction targets, new standards to be included in the plan, the level of environmental documentation required, and other detail of the scope and scale of the proposed plan.
14.9.C Work Program: A work program shall be included with the preliminary plan indicating time schedules, staffing requirements, and funding requirements.

14.9.D Final Community Plan: The Community Plan shall address land use; transportation, including traffic and parking; public service; housing, including affordable housing; special features or standards; implementation; and monitoring. An adopted Community Plan shall be an integrated document which is consistent with the documentation, format, and terminology found within the Regional Plan. The Community Plan shall include:

1. An assessment of needs, opportunities, limitations, and existing features.
2. A statement of goals and objectives.
3. Overlay maps indicating land use districts, plan boundaries, and other relevant information.
4. Special regulations applicable to the Community Plan.
6. Implementation schedule showing how development is coordinated with public works projects including transportation and water quality improvements.
7. An assessment of Community Plan consistency with the Plan Area Statements, the TRPA monitoring program, and the requirements of the Regional Plan.
8. Required environmental documents.
The Lake Tahoe Region is divided into 175+ separate Plan Areas. For each Plan Area, a "Statement" is made as to how that particular area should be regulated to achieve regional environmental and land use objectives. This document is a compilation of all the Plan Area Statements. A brief introduction and appendices have been included with the Statements to help the reader understand the purpose and contents of the Plan Area Statements.
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003 -- LOWER TRUCKEE
004 -- BURTON CREEK
005 -- ROCKY RIDGE
006 -- FISH HATCHERY
007 -- LAKE FOREST GLEN
008 -- LAKE FOREST
009A -- LAKE FOREST COMMERCIAL
009B -- DOLLAR HILL
010 -- DOLLAR POINT
011 -- HIGHLANDS
012 -- NORTH TAHOE HIGH SCHOOL
013 -- WATSON CREEK
014 -- CEDAR FLAT
015 -- NORTH STAR
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016B -- CARNELIAN BAY SUBDIVISION
017 -- CARNELIAN BAY
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III PLAN AREA STATEMENTS (continued)

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021 -- TAHOE ESTATES
022 -- TAHOE VISTA COMMERCIAL
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024A -- NORTH TAHOE RECREATION AREA
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025 -- KINGSWOOD EAST
026 -- KINGS BEACH INDUSTRIAL
027 -- WOODVISTA
028 -- KINGS BEACH RESIDENTIAL
029 -- KINGS BEACH COMMERCIAL
030 -- MOUNT ROSE
031 -- BROCKWAY
032 -- NORTH STATELINE CASINO CORE
033 -- STATELINE POINT
034 -- CRYSTAL BAY
035 -- CRYSTAL BAY CONDOMINIUMS
036 -- INCLINE VILLAGE #4/PONDEROSA
037 -- LAKEVIEW
038 -- WOOD CREEK
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040 -- INCLINE VILLAGE #1
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043 -- CHATEAU/COUNTRY CLUB
044 -- FAIRWAY
045 -- INCLINE VILLAGE COMMERCIAL
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051 -- TYROLIAN VILLAGE
052 -- INCLINE SKI
053 -- INCLINE LAKE
054 -- INCLINE VILLAGE INDUSTRIAL
055 -- EAST SHORE
056 -- MARLETTE LAKE
057 -- SPOONER LAKE
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083 -- KINGSBURY HEIGHTS
084 -- PALISADES
085 -- LAKEVIEW HEIGHTS
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092 -- PIONEER/SKI RUN
093 -- BIJOU
094 -- GLENWOOD
095 -- TROUT/COLD CREEK
096 -- PIONEER VILLAGE
097 -- BIJOU PINES
098 -- BIJOU/AL TAHOE
099 -- AL TAHOE
100 -- TRUCKEE MARSH
101 -- BIJOU MEADOW
102 -- TAHOE KEYS
103 -- SIERRA TRACT-COMMERCIAL
104 -- HIGHLAND WOODS
105 -- SIERRA TRACT
106 -- MONTGOMERY ESTATES
107 -- BLACK BART
108 -- WINNEMUCCA
109 -- TAHOE VALLEY CAMPGROUND
110 -- SOUTH "Y"
111 -- TAHOE ISLAND
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150 -- MEIKS BAY
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153 -- SUGAR PINE POINT
154 -- TAHOMA RESIDENTIAL
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156 -- CHAMBERS LANDING
157 -- HOMewood/TAHOE SKI BOWL
158 -- McKinney Tract
159 -- HOMewood/COMMERCIAL
160 -- HOMewood/RESIDENTIAL
161 -- TAHOE PINES
162 -- BLACKWOOD
163 -- LOWER WARD VALLEY
164 -- SUNNYSIDE/SKYLAND
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IV APPENDIX

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CHAPTER I

INTRODUCTION

The Plan Area Statements are part of the Regional Plan for the Lake Tahoe Basin, which consists of several documents as explained below. The central document is the Regional Goals and Policies Plan. This document sets the basic direction of the Regional Plan to which the other parts of the Plan must relate. While the Regional Goals and Policies Plan sets forth the policy direction for the region as a whole, the Plan Area Statements address the policy, regulations, and programs of specific areas. Together, the Plan documents represent an integrated Plan that when implemented will attain and maintain the environmental thresholds established for the region.

A. FRAMEWORK OF THE REGIONAL PLAN

The Tahoe Regional Planning Compact, the Environmental Threshold Carrying Capacities, the Regional Goals and Policies Plan, the Agency regulations, the Plan Area Statements, Community Plans, master plans, redevelopment plans, Agency programs, and Design Review Guidelines provide the basic framework for judging the merits of individual projects. The hierarchical relationship is depicted in Figure 1 and explained in the text below.

Tahoe Regional Planning Compact--This bistate compact as amended on December 19, 1986, requires the adoption of Environmental Threshold Carrying Capacities to set standards for the Region. Once that was done, the Compact required adoption and implementation of a regional plan to meet these Thresholds and other specific requirements of the Compact. Included in regional plan requirements are a Land Use Element, Transportation Element, Conservation Element, Recreation Element, and Public Services and Facilities Element. In order to meet the implementation and scheduling requirements the Agency has added an Implementation Element. Also required in the TRPA plan package are ordinances and programs.

Environmental Threshold Carrying Capacities--As required by the Compact, the Agency adopted ETCCs for the Region in Resolution 82-11. This document sets forth standards for water quality, air quality, soils, wildlife, fisheries, vegetation, scenic quality, and recreation. One of the major purposes of the regional plan package following this section is to establish regulations and programs to achieve and maintain these thresholds.

Regional Goals and Policies Plan--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. As a result, the Regional Plan provides coordinated and integrated direction for the Agency's regulatory code and implementation programs.
Other Plans and Reference Documents—This category includes (1) plans for which the Agency has adopted or assumed responsibility, such as the Federal 208 Water Quality Plan, the Federal Air Quality Plan, and the California Regional Transportation Plan and (2) reference documents that support the Regional Plan and are listed by ordinance.

Regulatory Code—The TRPA regulations that are required to implement the policies set forth in the Goals and Policies Plan are found in the Code of Ordinances, the Rules and Regulations of Practice and Procedure, and the Administrative Regulations.

Programs—The programs that are required to implement the policies set forth in the Goals and Policies Plan are the monitoring and evaluation program, the capital improvement programs, and the restoration programs. The Agency with the cooperation of other parties, is required to implement programs to achieve and maintain the thresholds.

Plan Area Statements—The Plan Area Statements (PAS) provide a description of land use for each area, identify planning issues, and establish specific direction for planning to meet the policy direction of the Goals and Policies Plan. These statements include plan maps setting more specific policy for identified areas consistent with the documents above. Also, the Statements provide specific regulations for identified areas such as would be found in zoning maps. Master plans, redevelopment plans, and specific plans consistent with the PAS may be adopted to replace the PAS.

Community Plans—Certain designated areas within the region are eligible for Community Plans (CPs). Subject to the limitations set forth in the documents above, the community plans may be adopted to supersede the PAS.

Master Plans, Redevelopment Plans and Other Specific Plans—The Agency may adopt other plans for areas within the region to deal with a unique situation. Such plans may supersede or compliment a Plan Area Statement.

Design Review Guidelines and Best Management Practices (BMPs)—These are advisory documents that provide guidance and technical assistance in the development of projects and other activities within the Region.

B. PLAN AREA STATEMENTS RELATIONSHIP TO OTHER PLAN DOCUMENTS

Relationship to Regional Goals and Policies Plan: The Land Use Subelement of the Regional Goals and Policies Plan establishes the basis for developing Plan Area Statements. A policy statement in this Subelement allows the Regional Plan, through Plan Area Statements, to become a specialized, flexible Plan which responds to the individual needs of particular neighborhoods, undeveloped areas, or other specific areas.
Relationship to Code of Ordinances: The TRPA Code of Ordinances establishes the authority of the Plan Area Statements to regulate land use within the limitations of the Goals and Policies Plan. Therefore, all projects or activities subject to review under the TRPA Code Ordinances are also subject to the special policies and regulations of the Plan Area in which the project or activity is located. The Plan Area Statement may modify the ordinance standards applicable to its area, provided such modifications are permissible within the authority of the Code of Ordinances.

The detailed description of Plan Area Statements contents and applicability is set forth in Chapter 13 (Appendix A) of the TRPA Code of Ordinances. For the reader's information and to provide a better understanding of the Plan Area regulations, excerpts of the Draft TRPA Code of Ordinances are included in the Appendix. Specifically, excerpts are included which discuss the following Regional Site Development Standards.

1. Chapter 20 Land Coverage (Appendix B)
2. Chapter 21 Allowable Uses and maximum Densities (Appendix C)
3. Chapter 22 Height (Appendix D)

Again, it should be noted that the TRPA Code of Ordinances has many other regulations such as subdivision prohibitions, allocation requirements, transfer of development limitations, etc., that effect the development potential within a Plan Area.

Relationship to Community Plans, Specific Plans, Redevelopment Plans and Master Plans: Plan Area Statements may be superseded by TRPA plans adopted pursuant to Chapter 14 Community Plans, Chapter 15 Redevelopment Plans, and Chapter 16 Specific Plans.

Relationship to Design Review Guidelines: Each Plan Area Statement, as adopted, requires the application of the criteria of the TRPA Design Review Guidelines to its particular area. However, the Plan Area Statement may modify the Design Review Criteria applicable to its area.

Relationship to Programs: In order to attain the adopted environmental threshold carrying capacities, the Agency is required to implement numerous programs. These programs range from capital improvement programs to monitoring programs to restoration programs. The Plan Areas are subject to all applicable programs and are so noted in individual Plan Areas when applicable.

Relationship to Local Plans and Regulations: Where local plans and land use regulations exist and if consistent with the direction of the Plan Area Statement, the local regulations may be considered. In no case may a local regulation be considered if it is less restrictive than those of the TRPA Plan Area Statements. The intent of the Plan Area is to utilize existing zoning, minimum lot size, set back, etc., regulations when consistent with the Regional Plan to provide further planning direction.
C. PLAN AREA BOUNDARIES

The Plan Area boundaries are depicted on maps at a scale of 1" = 400' or 1" = 2,000'. When uncertainty exists with respect to the boundaries of any Plan Area (including Special Areas) because of the scale of the maps or for any other reasons which make exact boundary determination difficult or uncertain, the precise boundary line shall be established by referencing the maps and in addition, if necessary, the following criteria shall be applied:

1. Where Plan Area boundaries appear to follow the center of right-of-way lines of streets or highways, such lines shall be treated as the Plan Area boundaries.

2. Where Plan Area boundaries appear to be approximately parallel to center or right-of-way lines of streets or highways, such boundaries shall be treated as being parallel to such lines and at distances therefrom as indicated on the Plan Area Overlay Maps, (July, 1983), as amended at 1" = 400' scale and at 1" = 2,000' scale.

3. Where Plan Area boundaries appear to follow ownership boundaries, such ownership boundaries shall be treated as the Plan Area boundaries.

D. PLAN AREA AMENDMENTS

The adoption of, or modification of, the Plan Area Statements requires either a plan amendment, ordinance amendment, or Governing Board resolution. The following parts of the Plan Area Statements require a Regional Plan amendment: Plan Area Boundaries, Plan Area Name and Number, Land Use Classification, Management Strategy, Special Designations, Planning Statement, Special Policies and Additional Recreation Development.

The adoption or modification of Permissible Uses, Maximum Densities, Maximum Cumulative Noise Level require ordinance amendments.

The adoption or modification of Description, Planning Considerations, and Improvement Programs require Governing Board resolutions.
CHAPTER II

PLAN AREA FORMAT AND DESCRIPTION

The following example Plan Area Statement and description is for purposes of explanation. The intent of the example is to demonstrate format and content of Plan Area Statements. The explanations following the example are intended to give the reader an understanding of the purpose and role of each section in a Plan Area Statement.
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL/PUBLIC SERVICE
Management Strategy - REDIRECTION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
                       ELIGIBLE FOR REDEVELOPMENT PROJECTS
                       TDR RECEIVING AREA FOR:
                       1. Existing Development
                       2. Multi-Residential Units
                       3. Allocations
                       SCENIC RESTORATION AREA
                       PREFERRED AFFORDABLE HOUSING AREA
                       MULTI-RESIDENTIAL INCENTIVE PROGRAM

DESCRIPTION:

Location: This planning area is along a bay front and is located on TRPA
map B-22.

Existing Uses: This area encompasses most of the commercial uses in Scenic
City but also includes some condominiums, a park, and a public beach. This
area serves as one of the main entrances and arrival points to the Tahoe
Basin. The area is 70% built out.

Existing Environment: Much of this planning area borders Lake Tahoe.
Development has taken place in stream environment zones. The area is 50%
SEZ (mostly disturbed), 25% low hazard, and the rest is high or moderate
hazard. The land coverage is 45% plus an additional 10% disturbed. Much
of the SEZ area actually drains to the Truckee River, instead of Lake
Tahoe. The shorezone is tolerance district 3 and 4.

PLANNING STATEMENT: This area should continue to serve the commercial needs of
the city and the surrounding area.

PLANNING CONSIDERATIONS:

1. An initial planning consideration must be that PAS 000, 000, 000, 000
   and part of 000 be considered as the core for integral planning of the
   Community Plan for Scenic City.

2. A large portion of the land area classified as SEZ has a high per-
   centage of coverage.
3. There is traffic congestion and inadequate parking for the commercial and recreational areas.

4. Scenic Roadway Unit(s) 15 and 42 and Scenic Shoreline Unit 15 are within this Plan Area and are targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. The main focus of commercial activity should be on redevelopment, while some redirection may be appropriate. This policy applies to surrounding planning areas affected by the Community Plan.

2. Implementation of the transportation plan, as updated, is considered a priority project in order to alleviate traffic congestion problems, to improve parking, to improve air quality, and to encourage pedestrian and mass transit use in the core area.

3. A community parking program should be instituted, to replace current parking-by-parcel requirements.

4. Plan Area 300, or its immediate vicinity is a prime location for conference and related facilities. Such a use, subject to site specific review, should be found to be consistent with the Plan Area.

5. Uses on the main highways should be primarily tourist-service in nature. Heavy commercial uses should be located off of the main highways.

6. Public Recreation opportunities on the Lake should be generally encouraged.

7. Man-modified SEZ should be evaluated and restored to the extent which is practical and consistent with the TRPA SEZ restoration program.

8. Tourist and recreation facilities consistent with the needs of Tahoe City should be encouraged.

9. Areas zoned for multiple residential under pre-existing zoning may be considered for such. (Special Area #1)

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.
General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential
- Caretaker residence (S) and temporary dwelling (A).

Tourist Accommodation
- Bed and breakfast facilities (A), Hotel, motels and other transient dwelling units (A), recreational vehicle park (S), time sharing (hotel/motel design) (A), resort (S).

Commercial
- Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), fuel and ice dealers (S), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S) service stations (A), amusements and recreation services (A), animal husbandry services (A), auto repair and service (S), business support service (A), contract construction services (S), financial services (A), health care services, laundries and dry cleaning plant (S), offices (temporary) (A), personal services (A), professional offices (A), repair services (A), storage, accessory (S), storage yards and sales lots (S), temporary construction yards (A), collection stations (S), food and kindred products (S), printing and publishing (A), small scale manufacturing (S), vehicle storage (S), warehousing (S), wholesale and distribution (S).

Public Service
- Broadcasting studios (A), churches (A), cultural facilities (A), government offices (A), hospitals (S), membership organizations (A), pipelines and power transmission (A), public assembly and entertainment facilities (S), public safety facilities (A), public utility centers (S), schools - business and vocational (A), schools - college (S), schools - pre-through secondary (A), social service organizations (A), transit stations and terminals (A), transmission and receiving facilities, and transportation routes (S).

Recreation
- Marinas (S), participant sports (A), sport assembly (S), temporary events (A) and day use areas (A).
Resource Management - Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), SEZ restoration (A) and runoff control (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

Residential - Multi-person dwelling (A), multi-family (A), nursing and personal care (A), employee housing (A), residential care (A) and single family house (A).

Tourist Accommodation - Same as General List.

Commercial - Eating and drinking places (A) and food and beverage retail sales (A).

Public Service - Same as General List.

Recreation - Same as General List.

Resource Management - Same as General List.

Nearshore and Foreshore of the Shorezone: Within the specified shorezone tolerance district, the following uses may be permitted in the nearshore and foreshore. Uses listed as accessory uses may only be permitted as accessory to an existing permissible use located on the adjoining littoral parcel. Shorezone uses and land uses shall be compatible.

Tolerance Districts 3 and 4

Primary Uses: Outdoor recreation concessions (A), beach recreation - dispersed (A), beach recreation - intensive (A), recreational boating (A), commercial boating/tour boats (A), safety and navigation devices (A), special events (A) and marinas (S)

Accessory Uses/Structures: Buoys (A), piers (A), fences (S), boat ramps (A), breakwaters/jetties (S) and shoreline protective structures (S)
MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the
following list establishes the maximum allowable densities that may be permitted
for any parcel located within the Plan Area. The actual development permitted
may be further limited by transfer of development rights limitations,
residential density incentive program, special use determinations, allocation
limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 unit per parcel (with TDR)</td>
</tr>
<tr>
<td>Caretaker Residence</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-Family Dwellings</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Multi-Person Dwelling</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Nursing and Personal Care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Residential Care</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Single Family House</td>
<td></td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>20 bedrooms per parcel</td>
</tr>
<tr>
<td>Bed and Breakfast Facilities</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Hotel, Motel and other</td>
<td>10 units per acre</td>
</tr>
<tr>
<td>Transient Units</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Recreation Vehicle Park</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Timeshare (Transient)</td>
<td></td>
</tr>
<tr>
<td>Resorts</td>
<td></td>
</tr>
</tbody>
</table>

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this
Plan Area is 60 CNEL. The maximum cumulative noise level for the Highway 89
corridor is 60 CNEL.

ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits
of additional outdoor recreation facilities within the Plan Area. Specific
projects and their timing are addressed in the TRPA Five Year Recreation Program
pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are are
measured in additional persons at one time (PAOT):

DAY USE  100 PAOT  OVERNIGHT  0 PAOT  WINTER USE  0 PAOT

OTHER: Trailhead and 3 miles of trail.

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs
required by the Regional Goals and Policies Plan for this area shall be imple-
mented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on
   Figure VIII-11 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation
   Element of the Regional Goals and Policies Plan.
3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 89 corridor. (To be completed.)
LEGEND TO PLAN AREA STATEMENT SECTIONS

A. Number and Name of the Plan Area: All Plan Areas are named, mapped, and numbered.

B. Land Use Classification: A land use classification of conservation, recreation, residential, tourist or commercial/public service as assigned to each Plan Area, the description of these classifications is in Chapter 13 of the TRPA Code of Ordinances (Appendix A).

C. Management Strategy: A management strategy of maximum regulation, mitigation, or redirection, is assigned to each Plan Area. The description of these strategies is in Chapter 13 of the TRPA Code of Ordinances (Appendix A).

D. Special Designations: These are special designations that indicate special incentives or requirements for this Plan Area.

Eligible For Community Plans: Plan Areas with this designation are considered to be the focus point of Community Plans and are the target area for incentives such as land coverage transfers, commercial floor area allocations and tourist accommodation bonus units. Until the Community Plan is adopted, commercial allocations will be limited to this area. The permanent incentive area and other plan boundaries will be determined as part of the Community Plan process pursuant to Chapter 14.

TDR Receiving Area: Pursuant to Chapter 34, Plan Areas with this designation are receiving areas for:

Existing Developments: Transfer or relocation of existing uses which are permissible uses in the Plan Area may be permitted in all or a portion of the Plan Area.

Multi-Residential Units: Transfer of potential residential units including any applicable bonus is permitted in all or a portion of the Plan Area.

Residential Allocations: Transfers of residential allocations is permitted in all or a portion of the Plan Area.

Scenic Restoration Area: The highway unit or the shoreline unit in the Plan Area is not in attainment with the Scenic Threshold rating, therefore requires a scenic restoration plan and special project review considerations.

Preferred Affordable Housing Area: The Plan Area is a preferred location for affordable housing and may be permitted density incentives pursuant to Chapter 21.

Multi-Residential Incentive Programs: The Plan Area, or a portion there of, is eligible for multi-residential incentive program pursuant to Chapter 21.
E. Description: The purpose of this section is to provide a general description of the area including its location, existing uses, and existing environment.

F. Planning Statement: This section sets forth the general planning direction for the area.

G. Planning Considerations: This section describes both positive and negative issues that require special consideration in this Plan Area.

H. Special Policies: Although all the policies set forth in the Regional Goals and Policies Plan apply, this section sets forth special policies that also apply to this Plan Area.

I. Permissible Uses: This section indicates the uses which may be permitted in the area.

General List: The land uses that may be permitted throughout the area or in designates Special Areas.

Shorezone: This relates to the regulations applicable to the shorezone (if any) bordering the Plan Area.

Tolerance Districts: The shorezone capability level. Primary and Accessory Uses/Structures permissible are dependent on the tolerance district rating. Shorezone uses must be compatible with the permitted land uses.

J. Maximum Densities: This section indicates the maximum allowable density for uses permitted in this Plan Area or in Special Areas. The limits are expressed in residential units.

K. Maximum Cumulative Noise Level:

L. Additional Recreation Development: This section indicates the amount of new developed recreation to be permitted in this Plan Area. The limits are expressed in measurements of People At One Time (PAOT). The PAOT limitation only applies to developed recreation facilities such as downhill ski areas, camp grounds, and other similar constructed recreational facilities. Dispersed forms of recreation, those primarily directed toward resident use are not supported by developed facilities within the Plan Area are not included within the PAOT limitations. For purposes of this Section, one parking space or one camp unit shall be equivalent to 4 PAOT.

M. Improvement Programs: This section identifies the improvement programs that must occur in this Plan Area.
PLAN DESIGNATION:

- Land Use Classification: COMMERCIAL/PUBLIC SERVICE
- Management Strategy: REDIRECTION
- Special Designation: ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
  ELIGIBLE FOR REDEVELOPMENT PROJECTS
  TDR RECEIVING AREA FOR:
  1. Existing Development
  2. Multi-Residential Units
  3. Allocations
  SCENIC RESTORATION AREA
  PREFERRED AFFORDABLE HOUSING AREA
  MULTI-RESIDENTIAL INCENTIVE PROGRAM

DESCRIPTION:

Location: This planning area is along a bay front and is located on TRPA map B-22.

Existing Uses: This area encompasses most of the commercial uses in Tahoe City but also includes some condominiums, the state campground, and the Commons Beach. This area serves as the commercial center for the northwest portion of the Basin. This area serves as one of the main entrances and arrival points to the Tahoe Basin. The area is 70% built out.

Existing Environment: Much of this planning area borders both the Truckee River and Lake Tahoe. Development has mostly taken place in stream environment zones. The area is 60% SEZ (mostly disturbed), 35% low hazard, and the rest is high or moderate hazard. The land coverage is 55% plus an additional 10% disturbed. Much of the SEZ area actually drains to the Truckee River, instead of Lake Tahoe.

PLANNING STATEMENT: This area should continue to serve the commercial needs of the northwest portion of the Tahoe Region and act as the scenic gateway to Lake Tahoe for visitors and residents arriving from the Truckee River corridor.

PLANNING CONSIDERATIONS:

1. An initial planning consideration must be that PAS 001A, 001B, 002, 174 and part of 003 be considered as the core for integral planning of the Community Plan for Tahoe City.

2. A large portion of the land area classified as SEZ has a high percentage of coverage and may be eligible for a man-modified designation. Also, a significant portion of this PAS drains directly into the Truckee River, and thus does not directly affect the water quality of Lake Tahoe.
2. Overall town planning is inconsistent and inefficient, particularly in older areas that have not been remodeled or renovated recently. However, the influence of Design Guidelines and local advisory committees have resulted in improvements in recent years.

3. There is traffic congestion and inadequate parking for the commercial and recreational areas.

4. A portion of the U.S.-owned 64 acre tract is in this area instead of PAS 174 because the planning considerations relate more to this area.

5. Scenic Roadway Unit(s) 15 and 42 and Scenic Shoreline Unit 15 are within this Plan Area and are targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. The 1975 TRPA/Placer County Urban Design Plan shall be used as a guideline for future planning considerations with appropriate revisions to bring the design plan up to date. Implementation of the concepts of the Tahoe City Urban Design Plan should result in a pedestrian-oriented, high quality tourist-commercial core area. The main focus of commercial activity should be on redevelopment, while some redirection may be appropriate. This policy applies to surrounding planning areas affected by the Urban Design Plan. The new Tahoe City Community Plan should reflect the goals of the 1975 Tahoe City Urban Design Plan, as updated.

2. Implementation of the transportation proposals of the Tahoe City Urban Design Plan, as updated, is considered a priority project in order to alleviate traffic congestion problems, to improve parking, to improve air quality, and to encourage pedestrian and mass transit use in the core area.

3. A community parking program should be instituted, to replace current parking-by-parcel requirements.

4. Plan Area 001A, or its immediate vicinity is a prime location for conference and related facilities. Such a use, subject to site specific review, should be found to be consistent with the Plan Area.

5. Uses on the main highways should be primarily tourist-service in nature. Heavy commercial uses should be located off of the main highways.

6. Public Recreation opportunities on the Lake and Truckee River should be generally encouraged. Expansion of the total number of rafts operating at one time (RACTS) on the Truckee River should be established by a comprehensive environmental analysis. This analysis
should include, but not limited to, determination of overall recreation needs, attractiveness of the facilities, environmental constraints and impacts, parking and traffic constraints, and various water flow limitations. Parking for commercial rafting should be provided by the businesses and in locations that do not further congest the "wye" area.

7. Man-modified SEZ should be evaluated and restored to the extent which is practical and consistent with the TRPA SEZ restoration program.

8. Tourist and recreation facilities consistent with the needs of Tahoe City should be encouraged.

9. The portion of PAS 001A to south of Tahoe City and split off by PAS 174 should be considered for planning purposes as a neighborhood satellite commercial area.

10. A major visitor facility should be located near the Truckee River entrance to Tahoe City to provide visitors with information about Tahoe's historical past, natural history, environmental history, and current events.

11. The golf course should be recognized as an important open space element to Tahoe City and should be retained in such form whether or not its ultimate use changes.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and, if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKE ZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

**General List:** The following list of permissible uses is applicable throughout the Plan Area.

---

**Residential**
- Caretaker residence (S), employee housing (A), home occupations (A), nursing and personal care (A), multi-family dwellings (A), multi-person dwellings (A), residential care (A), and temporary dwelling (S).

**Tourist Accommodation**
- Bed and breakfast facilities (A), Hotel, motels and other transient dwelling units (A), recreational vehicle park (S), time sharing (hotel/motel design) (A), resort (S).

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PAS 001A
Page 3 of 6
Commercial

Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), fuel and ice dealers (S), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S) service stations (A), amusements and recreation services (A), animal husbandry services (A), auto repair and service (S), business support service (A), contract construction services (S), financial services (A), health care services, laundries and dry cleaning plant (S), offices (temporary) (A), personal services (A), professional offices (A), repair services (A), storage, accessory (S), storage yards and sales lots (S), temporary construction yards (A), collection stations (S), food and kindred products (S), printing and publishing (A), small scale manufacturing (S), vehicle storage (S), warehousing (S), wholesale and distribution (S).

Public Service

Broadcasting studios (A), churches (A), cultural facilities (A), government offices (A), hospitals (S), membership organizations (A), pipelines and power transmission (A), public assembly and entertainment facilities (S), public safety facilities (A), public utility centers (S), schools - business and vocational (A), schools - college (S), schools - pre-through secondary (A), social service organizations (A), transit stations and terminals (A), transmission and receiving facilities, and transportation routes (S).

Recreation

Marinas (S), participant sports (A), sport assembly (S), temporary events (S), day use areas (A), developed campgrounds (A), outdoor recreation concessions (A).

Resource Management

Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), SEZ restoration (A) and runoff control (A).
Nearshore and Foreshore of the Shorezone: Within the specified shorezone tolerance district, the following uses may be permitted in the nearshore and foreshore. Uses listed as accessory uses may only be permitted as accessory to an existing permissible use located on the adjoining littoral parcel. Shorezone uses and land uses shall be compatible.

**Tolerance Districts 4, 6, 8, 7**

**Primary Uses:**
- Outdoor Recreation Concessions (A), Beach Recreation - Dispersed, (A), Beach Recreation - Intensive (A), Recreational Boating (A), Commercial Boating/Tour Boats (A), Safety and Navigation Devices (A), Special Events (A), Marinas (S)

**Accessory Uses/Structures:**
- Buoys (A), Piers (A), Fences (S), Boat Ramps (A), Breakwaters/Jettys (S), Floating Docks and Platforms (S), Shoreline Protective Structures (S)

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive programs, special use determinations, allocation limitations, and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Caretaker residence</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Employee housing</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-family dwellings</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Multi-person dwelling</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Nursing and personal care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Residential care</td>
<td></td>
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<tr>
<td><strong>Tourist Accommodation</strong></td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast Facilities</td>
<td>10 bedrooms per parcel</td>
</tr>
<tr>
<td>Hotel, Motel and other</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Transient Units</td>
<td>10 units per acre</td>
</tr>
<tr>
<td>Recreation Vehicle Park</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Timeshare (Transient)</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Resorts</td>
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<tr>
<td>Recreation</td>
<td>8 sites per acre</td>
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<tr>
<td>Developed Campgrounds</td>
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</tr>
</tbody>
</table>

**MAXIMUM CUMULATIVE NOISE LEVEL:** The maximum cumulative noise level for this Plan Area is 60 CNEL. The maximum cumulative noise level for the Highway 28 and Highway 89 corridors is 60 CNEL.
ADDITIONAL OUTDOOR DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PACT)

DAY USE 100 PACT  OVERNIGHT 0 PACT  WINTER USE 0 PACT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-11 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 89 and Highway 26 corridors. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL/PUBLIC SERVICE
Management Strategy - MITIGATION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
TDR RECEIVING AREA FOR:
1. Existing Development
PREFERRED AFFORDABLE HOUSING AREA

DESCRIPTION:

Location: This planning area is located north of Tahoe City and is located on TRPA maps C-6 and C-7.

Existing Uses: This area contains the Tahoe City dump site, however the majority of the land is undeveloped and undisturbed. The dump site is approximately 25% of the area.

Existing Environment: The land capability classification for this area 55% low hazard, 35% high hazard, and 5% SEZ. Approximately one third of the high hazard land is the dumpsite. Overall, the site is 30% disturbed with dirt roads, the dump site and some minor structures.

PLANNING STATEMENT: This area should become the industrial area for Tahoe City and be a receiving site for the relocation of incompatible uses located in the Tahoe City area.

PLANNING CONSIDERATIONS:

1. An initial planning consideration must be that PAS 001A, 001B, 002, 174 and part of 003 be considered as the core for integral planning of the Community Plan for Tahoe City.

2. The access from the central business district requires roadways through residential neighborhoods with steeper than desirable grades.

3. The dumpsite is not restored and abuts a stream channel.

4. There is a need to find an alternative site for the trailer court that is being phased out on the 64 acre tract.

5. There is a need for a site to relocate incompatible industrial uses in the Tahoe City Area.
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL/PUBLIC SERVICE
Management Strategy - MITIGATION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
TDR RECEIVING AREA FOR:
1. Existing Development
PREFERRED AFFORDABLE HOUSING AREA

DESCRIPTION:

Location: This planning area is located north of Tahoe City and is located on TRPA maps C-6 and C-7.

Existing Uses: This area contains the Tahoe City dump site, however the majority of the land is undeveloped and undisturbed. The dump site is approximately 25% of the area.

Existing Environment: The land capability classification for this area 55% low hazard, 35% high hazard, and 5% SEZ. Approximately one third of the high hazard land is the dumpsite. Overall, the site is 30% disturbed with dirt roads, the dump site and some minor structures.

PLANNING STATEMENT: This area should become the industrial area for Tahoe City and be a receiving site for the relocation of incompatible uses located in the Tahoe City area.

PLANNING CONSIDERATIONS:

1. An initial planning consideration must be that PAS 001A, 001B, 002, 174 and part of 003 be considered as the core for integral planning of the Community Plan for Tahoe City.

2. The access from the central business district requires roadways through residential neighborhoods with steeper than desirable grades.

3. The dumpsite is not restored and abuts a stream channel.

4. There is a need to find an alternative site for the trailer court that is being phased out on the 64 acre tract.

5. There is a need for a site to relocate incompatible industrial uses in the Tahoe City Area.
SPECIAL POLICIES:

1. The 1975 TRPA/Placer County Urban Design Plan shall be used as a guideline for future planning considerations with appropriate revisions to bring the design plan up to date. This area was identified as possible site for industrial and affordable housing. This policy applies to surrounding planning areas affected by the Urban Design Plan. The new Tahoe City Community Plan should reflect the goals of the 1975 Tahoe City Urban Design Plan, as updated.

2. Uses on the main highways should be primarily tourist-service in nature. This area is a preferred area for the location of uses not found to be compatible elsewhere in the Tahoe City Area.

3. Before any development may take place in this Plan Area, a master plan must be approved by the TRPA. The master plan shall address access, restoration of the dump site and SEZ, all necessary improvements, and provide sites for the relocation of incompatible uses found elsewhere in the area.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES IN THE SHOREZONE AND OTHER RELATED AREAS, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed are considered to be prohibited unless they are found to be similar and appropriate with a listed permissible use.

General List: The following list of permissible uses is applicable throughout the Plan Area (except as noted in a special area)

Residential
- Caretaker residence (A), employee housing (A), home occupations (A), nursing and personal care (A), multi-family dwellings (A), multi-person dwellings (A), mobile home developments (A), residential care (A), and temporary dwelling (A).

Commercial
- Auto, mobile home and vehicle dealers (S), building materials and hardware (A), fuel and ice dealers (A), furniture, home furnishings and equipment (A), general merchandise stores (S), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), animal husbandry services (A), auto repair and service (A), business support service (A), contract construction services (S), health care services, laundries and dry cleaning plant (A), offices (temporary) (A), personal services (A),
repair services (A), storage, accessory (A),
storage yards and sales lots (A), temporary
construction yards (A), collection stations (S),
food and kindred products (S), printing and
publishing (A), small scale manufacturing (S),
vehicle storage (S), warehousing (A), wholesale
and distribution (A).

Public Service
- Broadcasting studios (A), pipelines and power
transmission (A), public assembly and entertain-
ment facilities (S), public safety facilities (A),
public utility centers (S), transit stations and
terminals (A), transmission and receiving
facilities, and transportation routes (S).

Resource Management
- Reforestation (A), sanitation salvage cut (A),
special cut (A), thinning (A), tree farms (A),
eyear successional stage vegetation management
(A), nonstructural fish habitat management (A),
nonstructural wildlife habitat management (A),
structural fish habitat management (A), structural
wildlife habitat management (A), fire detection
and suppression (A), fuels treatment (A), insect
and disease suppression (A), sensitive plant
management (A), uncommon plant community manage-
ment (A), erosion control (A), SEZ restoration (A)
and runoff control (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the
following list establishes the maximum allowable densities that may be permitted
for any parcel located within the Plan Area. These maximum densities may be
further limited by transfer of development rights limitations, residential
density incentive program, special use determinations, allocation limitations
and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

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<thead>
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<td>Residential</td>
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<tr>
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<tr>
<td>Residential care</td>
<td>25 persons per acre</td>
</tr>
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</table>
MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this Plan Area is 60 CNEL.

OUTDOOR RECREATION TARGETS: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are are measured in additional persons at one time (PAOT)

- DAY USE 0 PAOT
- OVERNIGHT 0 PAOT
- WINTER USE 0 PAOT

OTHER

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-11 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - TOURIST
Management Strategy - REDIRECTION
Special Designation - ELIGIBLE FOR CP INCENTIVES
ELIGIBLE FOR REDEVELOPMENT
TDR RECEIVING AREA FOR:
1. Existing Development
2. Multi-Residential Units
3. Residential Allocations
SCENIC RESTORATION AREA
PREFERRED AFFORDABLE HOUSING AREA

DESCRIPTION:

Location: This includes the commercial areas along Highway 28 and National Avenue in Tahoe Vista. This area is located on TRPA maps E-3 and E-4.

Existing Uses: The majority of the commercial uses along Highway 28 are tourist oriented, i.e., motels, restaurants, and marinas. The commercial uses on National Avenue are more service industrial. The shoreline uses are generally commercial and motel. This area is 75% built out.

Existing Environment: The area is classified as 80% low hazard, 10% moderate hazard, and 10% SEZ lands. The shoreline is a modified tolerance district 1 to the west and tolerance districts 7 & 6 to the east. The land coverage for the total area is 50% plus an additional 20% disturbed. The greater concentration of coverage is in the eastern portion.

PLANNING STATEMENT: Tahoe Vista should be redeveloped to continue to serve the commercial needs of the residents and tourists of the north shore.

PLANNING CONSIDERATIONS:

1. The upgrade and improvement of some motel facilities may help improve occupancy rates.

2. High coverage exists on lands adjacent to the shoreline and in the sand dune areas.

3. Prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.

4. Scenic Roadway Unit(s) 20 and Scenic Shoreline Unit(s) 21 are within this Plan Area and the roadway unit is targeted for scenic restoration as required by the scenic threshold.
SPECIAL POLICIES:

1. Service and manufacturing type uses should be limited to the National Avenue area off Highway 28. Heavy equipment traffic should be mitigated.

2. Redevelopment of this area should be coordinated with the redevelopment plans for the North Stateline Casino Core and Kings Beach commercial area, particularly in regards to conformance facilities. Hiking and bike trails should interconnect the areas.

3. There should be an overall architectural theme for Tahoe Vista with coordinated signing and utility undergrounding.

4. The motel accommodations should be upgraded where desirable to help improve occupancy rates.

5. Consideration shall be given to converting the four (4) lane Highway 89 facility to two (2) lane facility. Bike trails, sidewalks, parking and landscaping should be considered for this proposal.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and, if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKE ZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area (except as noted in a special area #1).

Residential - Caretaker residence (S), employee housing (S), home occupations (A), mobile home developments (S), multi-family dwellings (S), nursing and personal care (A), multi-person dwellings (S), residential accessory use (A), residential care (A), single family house (A) and temporary dwelling (S).

Tourist Accommodation - Bed and breakfast facilities (A), hotel, motels, and other transient dwelling units (A), recreational vehicle park (S), time sharing (hotel/motel design) (A), time sharing (residential design) (A) and resort (S).

Commercial - Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and

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equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A) service stations (A), amusements and recreation services (A), business support services (S), financial services (A), health care services (A), offices (temporary) (S), personal services (A), professional offices (A), repair services (S), storage, accessory (S) and temporary construction yards (S).

Public Service - Broadcasting studios (A), churches (A), cultural facilities (A), government offices (A), membership organizations (A), public assembly and entertainment facilities (S), public health and safety facilities (A), schools - business and vocational (A), schools - pre-through secondary (A) and social service organizations (A), pipelines and power transmissions (A), transit stations and terminals (S), transmission and receiving facilities (S) and transportation routes (S).

Recreation - Marinas (A), participant sports (A), sport assembly (S), temporary events (S), outdoor recreation concessions (A), riding and hiking trails (S), rural sports and group facilities (S) and snowmobile courses (S).

Resource Management - Reforestation (A), sanitation salvage cut (A), thinning (A), tree farms (A), early successional stage vegetation management (A), non-structural fish habitat management (A), non-structural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

Residential - Caretaker residence (S), employee housing (S), home occupations (A), mobile home developments (S), multi-family dwellings (S), nursing and personal care (A), multi-person dwellings (S), residential accessory use (A), residential care (A), single family house (A) and temporary dwelling (S).

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Tourist Accommodation

Commercial
- All uses prohibited.
- Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), fuel and ice dealers (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A) nursery (A), outdoor retail sales (A), service stations (A), animal husbandry services (A), auto repair and service (A), business support services (A), contract construction services (A), laundries and dry cleaning plant (A), offices (temporary) (S), personal services (A), professional offices (A), repair services (A), storage, accessory (A), storage yards and sales lots (A), temporary construction yards (S) batch plants (S), collection stations (S), food and kindred products (A), printing and publishing (A), recycling and scrap (S) and small scale manufacturing (S).

Public Service
- Broadcasting studios (A), churches (A), cultural facilities (A), government offices (A), membership organizations (A), public assembly and entertainment facilities (S), public health and safety facilities (A), public utility centers (A), schools - business and vocational (A), schools - pre through secondary (A), social service organizations (A), pipelines and power transmission (A), transit stations and terminals (S), transmission and receiving facilities (A) and transportation routes (S).

Recreation
- Participant sports (S), sport assembly (S) and temporary events (S).

Resource Management
- Reforestation (A), sanitation salvage cut (A), thinning (A), tree farms (A), early successional stage vegetation management (A), non-structural fish habitat management (A), non-structural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).
Nearshore and Foreshore of the Shorezone: Within the specified shorezone
tolerance district, the following uses may be permitted in the nearshore
and foreshore. Uses listed as accessory uses may only be permitted as
accessory to an existing permissible use located on the adjoining littoral
parcel. Shorezone uses and land uses shall be compatible.

Tolerance District 1:
Primary Uses - Outdoor recreation concessions (S), beach
recreation - dispersed (A), beach recreation - intensive (S), recreational boating (A) and safety
and navigation devices (A).
Accessory Uses/ - Buoys (A), piers (S), fences (S), floating docks
Structures and platforms (A), and shoreline protective
structures (S).

Tolerance Districts 6 and 7:
Primary Uses - Outdoor recreation concessions (A), beach
recreation - dispersed (A), beach recreation - intensive (A), recreational boating (A),
commercial boating/tour boats (A), safety and
navigation devices (A), special events (A) and
marinas (S).
Accessory Uses/ - Buoys (A), piers (A), fences (S), boat ramps (A),
Structures breakwaters/jetties (S), and shoreline protective
structures (S).

MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the
following list establishes the maximum allowable densities that may be permitted
for any parcel located within the Plan Area. The actual development permitted
may be further limited by transfer of development rights limitations,
residential density incentive programs, special use determinations, allocation
limitations, and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
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<td>Residential</td>
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</tr>
<tr>
<td>Nursing and Personal Care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Residential Care</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Single Family House</td>
<td></td>
</tr>
</tbody>
</table>

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Page 5 of 6
Tourist Accommodation
Bed and Breakfast Facilities  10 bedrooms per parcel
Hotel, Motel and other
  Transient Units  40 units per acre
  Recreation Vehicle Park  10 units per acre
  Timeshare (Transient)  40 units per acre
  Resorts  25 persons per acre

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this Plan Area is 60 CNEL. The maximum cumulative noise level for the Highway 28 corridor is 60 CNEL.

OUTDOOR RECREATION TARGETS: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PACT).

DAY USE  100  PA CT  OVERNIGHT  0  PA CT  WINTER USE  0  PA CT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-13 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 28 corridor. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL/PUBLIC SERVICE
Management Strategy - REDIRECTION
Special Designation - ELIGIBLE FOR REDEVELOPMENT PROJECTS
TDR RECEIVING AREA
1. Existing developments
2. Multi-Residential Units
SCENIC RESTORATION AREA

DESCRIPTION:

Location: This is the commercial strip along Highway 28 in Kings Beach and is located on TRPA maps E-4 and F-4.

Existing Uses: The area is a mixture of commercial, recreation, and residential uses. The shorezone uses consist of motels, condominiums, single family dwellings, and public and private recreation. The area is 80% built out.

Existing Environment: The lands are classified 60% low hazard, 30% SEZ and 10% high hazard. The shorezone tolerance levels are 7, 6 and 1. Most of the wetlands have been filled. The land coverage for the total area is 45% plus an additional 15% disturbed. The land coverage plus disturbance is 90% in the commercial areas.

PLANNING STATEMENT: This area should continue to serve the regional tourist and commercial needs of the North Shore. The area should be redeveloped to concentrate commercial use, restore stream environment zones, and increase shorezone access. The overall planning goal is to provide an attractive destination resort community.

PLANNING CONSIDERATIONS:

1. The commercial development needs to be upgraded and revitalized.

2. The commercial development is a "strip" and the four (4) lane highway has adversely affected the character of the community.

3. Prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.

4. Fish migration is hindered due to the passage of Griff Creek under the highway.

5. Scenic Roadway Unit(s) 20 and Scenic Shoreline Unit(s) 21 are within this Plan Area and the roadway unit is targeted for scenic restoration as required by the scenic threshold.
SPECIAL POLICIES:

1. The redevelopment of this area should be consistent with the redevelop-
opment plans for the North Stateline Casino Core and Tahoe Vista commercial area.

2. Conference facilities should be encouraged in a coordinated community plans for this area, North Stateline, and Tahoe Vista. Also, the areas should be linked with pedestrian and bike facilities.


4. Expansion of the state park should be a major consideration for redevelopment plans in this area.

5. The commercial uses should be compatible with tourist-oriented facilities. Service industrial uses should be located in the 026 Plan Area.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and, if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKE ZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential - Caretaker residence (S), employee housing (A), home occupations (A), nursing and personal care (A), multi-family dwellings (A), multi-person dwellings (A), residential care (A), temporary dwelling (A), and single family house (S).

Tourist Accommodation - Bed and breakfast facilities (A), hotel, motels and other transient dwelling units (A), recreational vehicle park (S), time sharing (hotel/motel design) (A), timeshare (residential design) (S) and resort (S).

Commercial - Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), fuel and ice dealers (S), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S),
service stations (A), amusements and recreation services (A), animal husbandry services (A), auto repair and service (S), business support service (A), contract construction services (S), financial services (A), health care services, laundries and dry cleaning plant (S), offices (temporary) (A), personal services (A), professional offices (A), repair services (A), storage, accessory (S), storage yards and sales lots (S), temporary construction yards (A), collection stations (S), food and kindred products (S), printing and publishing (A), small scale manufacturing (S), vehicle storage (S), warehousing (S) and wholesale and distribution (S).

Public Service
- Broadcasting studios (A), churches (A), cultural facilities (A), government offices (A), hospitals (S), membership organizations (A), pipelines and power transmission (A), public assembly and entertainment facilities (S), public safety facilities (A), public utility centers (S), schools - business and vocational (A), schools - college (S), schools - pre-through secondary (A), social service organizations (A), transit stations and terminals (A) and transmission and receiving facilities, and transportation routes (S).

Recreation
- Marinas (S), participant sports (A), sport assembly (S), temporary events (S), day use areas (A), developed campgrounds (A) and outdoor recreation concessions (A).

Resource Management
- Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), SEZ restoration (A) and runoff control (A).

Nearshore and Foreshore of the Shorezone: Within the specified shorezone tolerance district, the following uses may be permitted in the nearshore and foreshore. Uses listed as accessory uses may only be permitted as accessory to an existing permissible use located on the adjoining littoral parcel. Shorezone uses and land uses shall be compatible.
Tolerance Districts 6 and 7

**Primary Uses**

- Outdoor recreation concessions (A), beach recreation - dispersed (A), beach recreation - intensive (A), recreational boating (A), commercial boating/tour boats (A), safety and navigation devices (A), special events (A) and marinas (S).

**Accessory Uses/Structures**

- Buoys (A), piers (A), fences (S), boat ramps (A), breakwaters/jettys (S), floating docks and platforms, and shoreline protective structures (S).

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive programs, special use determinations, allocation limitations, and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

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<td>Bed and Breakfast Facilities</td>
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<td></td>
</tr>
<tr>
<td>Transient Units</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Recreation Vehicle Park</td>
<td>10 units per acre</td>
</tr>
<tr>
<td>Timeshare (Transient)</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Timeshare (Residential)</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Resorts</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td>Developed Campgrounds</td>
<td>8 sites per acre</td>
</tr>
</tbody>
</table>

**MAXIMUM CUMULATIVE NOISE LEVEL:** The maximum cumulative noise level for this Plan Area is 60 CNEL. The maximum cumulative noise level for the Highway 28 corridors is 60 CNEL.
ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PAOT).

DAY USE 200 PAOT   OVERNIGHT 0 PAOT   WINTER USE 0 PAOT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-13 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 28 corridor and Resource Evaluation Area 9. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - TOURIST
Management Strategy - REDIRECTION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
                      ELIGIBLE FOR REDEVELOPMENT PROJECTS
                      TDR RECEIVING AREA FOR:
                      1. Existing Development
                      PREFERRED AFFORDABLE HOUSING AREA
                      SCENIC RESTORATION AREA

DESCRIPTION:

Location: This is the gaming/motel area at North Stateline and located on TRPA map F-4.

Existing Uses: The area contains 5 casinos with accessory hotel-motel, and commercials. This area is 90% built out.

Existing Environment: The area is classified as 65% moderate hazard with 30% high hazard and the remaining SE2. The land coverage is 70% with an additional 20% disturbed.

PLANNING STATEMENT: This area should continue as a gaming area with an emphasis on rehabilitation.

PLANNING CONSIDERATIONS:

1. Traffic congestion is a problem during peak periods.
2. Gaming expansion limitations in the Compact must be considered.
3. The casinos have a number of boilers that may be controlled to reduce nitrogen oxide emissions.
4. There is a high percentage of land coverage and disturbance.
5. The visual appearance of the area needs upgrading.
6. Scenic Roadway Units 20 and 21 are within this Plan Area and are targeted for restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. The area is a suitable receiving zone for the transfer of existing tourist units if such development is permitted by the limitations on gaming expansion set forth in the Compact.
2. The redevelopment of this area should be coordinated with the redevelopment plans of Kings Beach.

3. This area would be a suitable site for casino employee housing.

4. Conference facilities should be encouraged in a coordinated plan for this area, Kings Beach and Tahoe Vista.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

**General List:** The following list of permissible uses is applicable throughout the Plan Area.

<table>
<thead>
<tr>
<th>Category</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Caretaker residence (S), employee housing (S), single family house (S)</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>Bed and breakfast facilities (A), hotel, motel, and other transient dwelling units (A), time sharing (hotel/motel design) (A), resort (S)</td>
</tr>
<tr>
<td>Commercial</td>
<td>Eating and drinking places (A), food and beverage retail sales (A), general merchandise stores (A), service stations (A), amusements and recreation services (A), gaming (A), financial services (A), health care services (A), offices (temporary (S), professional services (A), professional offices (A), repair services (S), storage, accessory (S), temporary construction yards (S)</td>
</tr>
<tr>
<td>Public Service</td>
<td>Broadcasting studies (A), churches (A), cultural facilities (A), government offices (A), membership organizations (A), public assembly and entertainment facilities (S), public health and safety facilities (A), public utility centers (S), schools - pre-through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (s), transmission and receiving facilities (S), transportation routes (S)</td>
</tr>
<tr>
<td>Recreation</td>
<td>Participant sports (S), sport assembly (S), temporary events (S), day use areas (S)</td>
</tr>
</tbody>
</table>
Resource Management — Reforestation (A), sanitation salvage cut (A), thinning (A), and tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), and structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single family house</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Caretaker residence</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Employee housing</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Residential care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast facilities</td>
<td>10 bedrooms per parcel</td>
</tr>
<tr>
<td>Hotel, motel and other transient units</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Timeshare (transient)</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Resorts</td>
<td>25 persons per acre.</td>
</tr>
</tbody>
</table>

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this Plan Area is 60 CNEL. The maximum cumulative noise level for the Highway 28 corridor is 60 CNEL.

ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PAOT).

- DAY USE 0 PAOT
- OVERNIGHT 0 PAOT
- WINTER USE 0 PAOT
IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-17 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL/PUBLIC SERVICE
Management Strategy - MITIGATION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
TDR RECEIVING AREA FOR:
1. Existing Developments
SCENIC RESTORATION AREA

DESCRIPTION:

Location: This is a split planning area encompassing the commercial areas in the center of Incline. The Village Center Area is on the west side; the Village/Highway 28 area is on the east. This area is located on the TRPA map G-3 and H-3.

Existing Uses: The west area has a small shopping center, an elementary school and miscellaneous commercial. The east area includes the high school, the intermediate school, several small shopping centers, office and service industry. The area is 75% built out.

Existing Environment: The lands are 20% SEZ and the rest are classified low hazard. The land coverage is 50% plus an additional 15% disturbed.

PLANNING STATEMENT: These two areas should continue to serve the commercial and other service needs of the Incline area.

PLANNING CONSIDERATIONS:

1. Traffic congestion exists in key intersections.
2. This area is identified as a scenic problem area.
3. There is possibly a need for some mini parks in the central Incline area.
4. This would be a suitable location for a major transit facility.
5. Scenic Roadway Unit 22 is within this Plan Area and is targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. An initial planning consideration must be that PAS 045, 046, 048, and portions of 044 be considered the core for integral planning of the Community Plan for Incline.
2. Encourage mini-parks in this area.
3. Assess the possibility of locating a major transit facility in this area.

4. Service, manufacturing, outdoor sales, and storage type uses should be located on parcels not fronting Highway 28.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

**General List:** The following list of permissible uses is applicable throughout the Plan Area.

<table>
<thead>
<tr>
<th>Residential</th>
<th>Caretaker residence (S), employee housing (A), nursing and personal care (A), multi-family dwellings (A), multi-person dwellings (A), residential care (A), and temporary dwelling (S).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tourist Accommodation</td>
<td>Bed and breakfast facilities (A), hotel, motel, and other transient dwelling units (A), recreational vehicle park (S), time sharing (hotel/motel design) (A), time share (residential design) (S), resort (S).</td>
</tr>
<tr>
<td>Commercial</td>
<td>Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), fuel and ice dealers (S), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusements and recreation services (A), animal husbandry services (A), auto repair and service (S), business support service (A), contract construction services (S), financial services (A), health care services, laundries and dry cleaning plant (S), offices (temporary) (A), personal services (A), professional offices (A), repair services (A), storage, accessory (S), storage yards and sales lots (S), temporary construction yards (A), collection stations (S), food and kindred products (S), printing and publishing (A), small scale manufacturing (S), vehicle storage (S), warehousing (S), wholesale and distribution (S).</td>
</tr>
</tbody>
</table>
Public Service - Broadcasting studies (A), churches (A), cultural facilities (A), government offices (A), hospitals (S), membership organizations (A), pipelines and power transmission (A), public assembly and entertainment facilities (S), public health and safety facilities (A), public utility centers (S), schools - business and vocational (A), schools - college (S), schools - pre-through secondary (A), social service organizations (A), transit stations and terminals (A), transmission and receiving facilities (S), and transportation routes (S).

Recreation - Participant sports (S), sport assembly (S), temporary events (S), day use areas (A), outdoor recreation concessions (A).

Resource Management - Reforestation (A), sanitation salvage cut (A), thinning (A), and tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), and structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Caretaker residence</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Employee housing</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Residential care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Multi-family dwellings</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-person dwelling</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Nursing and personal care</td>
<td>25 persons per acre</td>
</tr>
</tbody>
</table>

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Page 3 of 4
Tourist Accommodation
Bed and breakfast facilities
Hotel, motel and other transient units
Timeshare (transient)
Timeshare (residential)
Resorts

10 bedrooms per parcel
40 units per acre
40 units per acre
15 units per acre
25 persons per acre.

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this Plan Area is 60 CNEL. The maximum cumulative noise level for the Highway 28 and Highway 89 corridors is 60 CNEL.

ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PAOT).

DAY USE 100 PAOT OVERNIGHT 0 PAOT WINTER USE 0 PAOT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-17 of Volume 1 of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 28 corridor. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - TOURIST
Management Strategy - MITIGATION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
TDR RECEIVING AREA FOR:
1. Existing Developments
2. Multi-Residential Units
3. Allocations
PREFERRED AFFORDABLE HOUSING AREA
SCENIC RESTORATION AREA
MULTI-RESIDENTIAL INCENTIVE PROGRAM

DESCRIPTION:

Location: This area is located east of the commercial area around the
Hyatt Hotel and is found on TRPA maps H-3 and H-4.

Existing Uses: The area contains some condominiums, a resort and raquet
club, some retail commercial use, a hotel casino, and an IVGID beach and
recreation area. There are large tracts of undeveloped land. The area is
65% built out.

Existing Environment: The area is 60% low hazard and 40% SEZ. This area
does have the ability to provide extra SEZ treatment functions. The
shorezone tolerance is 7. The land coverage is 30% plus an additional 10%
disturbed.

PLANNING STATEMENT: This area should continue to provide a mixture of resort
recreation services and accommodations.

PLANNING CONSIDERATIONS:

1. There is limited access to the beach and boat ramp.
2. No boat fueling facilities exist in this area.
3. There is a possible site for SEZ treatment facilities.
4. The bridges at Lakeshore Boulevard and Tahoe Boulevard act as barriers
to upstream migration of fishes on Incline Creek.
5. Both Third and Incline Creeks provide migratory fish habitat and the
Lake habitat is tentatively designated for habitat restoration.
6. Scenic Roadway Unit 22 and Scenic Shorezone Unit 23 is within this
Plan Area, and the roadway unit is targeted for restoration as
required by the scenic threshold.
SPECIAL POLICIES:

1. Public recreation opportunities in the shorezone should be considered where lawful and feasible.

2. An initial planning consideration must be that PAS 045, 096, 048, and a portion of 049 be considered the core for integral planning of the Community Plan for Incline.

3. This area is a preferred site for affordable housing for employees of businesses located in this plan area.

4. Placement of facilities lakeward of high water should avoid impacts to upstream migration of spawning fishes.

5. This segment of the Scenic Roadway Unit should be reevaluated.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area (except as noted for special area #1).

Residential
- Caretaker residence (S), employee housing (S), multi-family dwellings (A), nursing and personal care (A), multi-family dwellings (A), residential care (A), single family house (S), temporary dwelling (S), bed and breakfast facilities (A), hotel, motels, and other transient dwelling units (A), time sharing (hotel/motel design) (A), and resort (S).

Commercial
- Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (S), nursery (A), service stations (A), amusements and recreation services (A), gaming (A), business support services (S), contract construction services (S), financial services (A), health care services (A), offices (temporary) (S), personal services (A), professional offices (A), repair services (S), temporary construction yards (S).

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Page 2 of 5
Public Service
Airfields, landing strips and heliports nonemergency sites prohibited (A), broadcasting studies (A), churches (A), cultural facilities (A), government offices (A), membership organizations (A), public assembly and entertainment facilities (S), public health and safety facilities (A), public utility centers (S), schools - business and vocational (S), schools - pre-through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (A), transmission and receiving facilities (S), transportation routes (S).

Recreation
Marinas (S), participant sports (A), sport assembly (S), temporary events (S), cross country skiing courses (A), day use areas (A), outdoor recreation concessions (A), riding and hiking trails (A), rural sports and group facilities (S), snowmobile courses (S).

Resource Management -
Reforestation (A), sanitation salvage cut (A), thinning (A), and tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Nearshore and Foreshore of the Shorezone: Within the specified shorezone tolerance district, the following uses may be permitted in the nearshore and foreshore. Uses listed as accessory uses may only be permitted as accessory to an existing permissible use located on the adjoining littoral parcel. Shorezone uses and land uses shall be compatible.

Tolerance District 7
Primary Uses: -
Outdoor recreation concessions (A), beach recreation - dispersed (A), beach recreation - intensive (A), recreational boating (A), commercial boating/tour boats (A), safety and navigation devices (A), special events (A), and marinas.
Accessory Uses/Structures - Buoys (A), piers (A), fences (S), boat ramps (S), shoreline protective structures (S) and floating docks and platforms (A).

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 90 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single family house</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Caretaker residence</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Multi-family dwellings</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-person dwellings</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Nursing and personal care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Residential care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Employee housing</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast facilities</td>
<td>20 bedrooms per parcel</td>
</tr>
<tr>
<td>Hotel, motel and other transient units</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Timeshare (transient)</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Timeshare (residential)</td>
<td>15 persons per acre</td>
</tr>
<tr>
<td>Resorts</td>
<td>25 persons per acre</td>
</tr>
</tbody>
</table>

**MAXIMUM CUMULATIVE NOISE LEVEL:** The maximum cumulative noise level for this Plan Area is 55 CNEL. The maximum cumulative noise level for the Highway 28 is 50 CNEL.

**ADDITIONAL RECREATION DEVELOPMENT:** The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PACT).

<table>
<thead>
<tr>
<th>DAY USE</th>
<th>100 PACT</th>
<th>OVERNIGHT</th>
<th>0 PACT</th>
<th>WINTER USE</th>
<th>0 PACT</th>
</tr>
</thead>
</table>

**IMPROVEMENT PROGRAMS:** The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-14 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.
3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 28 corridor. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL/PUBLIC SERVICE
Management Strategy - MITIGATION
Special Designation - ELIGIBLE COMMUNITY PLAN INCENTIVES
TDR RECEIVING AREA FOR:
1. Existing Developments
   SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area includes the commercial uses found at the Highway 50 and lower Kingsbury Grade area. This area is located on TRPA map H-16.

Existing Uses: This area contains two casinos, two small shopping centers, an industrial service area, the future Douglas County Administration Center and other miscellaneous commercial uses. The area is 45% built out.

Existing Environment: This area is 60% moderate hazard, 25% SEZ and 15% low hazard. The land coverage is 35% plus an additional 35% disturbed.

PLANNING STATEMENT: This area should continue to serve as a commercial-public service node for Douglas County.

PLANNING CONSIDERATIONS:

1. Rehabilitation of the Kahle Casino site as a park is necessary.
2. Traffic congestion occurs at the intersection of Highway 50 and Kingsbury Grade.
3. The transportation element identifies a bypass for this area.
4. There is existing, under utilized commercial floor area.
5. The structure that carries Burke Creek under Highway 50 is a barrier to fish migration.
6. Scenic Roadway Units 32 and 44 are in this area which is targeted for restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. Any bypass improvements must conform to an approved bypass plan per the transportation element.
2. Additional development which significantly increase trips in the Kingsbury intersection must be linked to that intersection's improvement.
3. A recreation/restoration plan for the Kahle casino site shall be approved by the Agency as part of the Scenic Restoration Plan.

**PERMISSIBLE USES:** Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

**General List:** The following list of permissible uses is applicable throughout the Plan Area (except as noted for special area #1).

<table>
<thead>
<tr>
<th>Residential</th>
<th>Caretaker residence (S), multi-family dwellings (S), nursing and personal care (S), residential care (S), single family house (S) and temporary dwelling.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tourist Accommodation</td>
<td>Bed and breakfast facilities (S), hotels, motels, and other transient dwelling units (A), recreational vehicle park (S), time sharing (hotel/motel design)(S).</td>
</tr>
<tr>
<td>Commercial</td>
<td>Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), service stations (A), amusements and recreation services (A), gaming (A), financial services (A), health care services (A), offices (temporary) (S), personal services (A), professional offices (S), repair services (S), temporary construction yards (S).</td>
</tr>
<tr>
<td>Public Service</td>
<td>Broadcasting studies (A), churches (S), cultural facilities (S), government offices (A), membership organizations (A), public assembly and entertainment facilities (S), public health and safety facilities (A), public utility centers (S), schools - business and vocational (S), schools - pre-through-secondary (A), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (A), transmission and receiving facilities (S), transportation routes (S).</td>
</tr>
</tbody>
</table>

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Page 2 of 5
Recreation

Participating sports (S), sport assembly (S), temporary events (S), cross country skiing courses (A), day use areas (A), developed campgrounds (S), outdoor recreation concessions (A), riding and hiking trails (A), rural sports and group facilities (S), snowmobile courses (S).

Resource Management

Reforestation (A), sanitation salvage cut (A), thinning (A), and timber stand improvement (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), and structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

All the uses listed on the General List plus the following additions:

Residential

- Caretaker residence (S), nursing and personal care (S), residential care (S), temporary dwelling (S).

Commercial

- Auto, mobile home and vehicle dealers (S), building materials and hardware (A), eating and drinking places (A), food and beverage retail sales (A), fuel and lube dealers (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (A), service stations (A), amusements and recreation services (A), animal husbandry services (A), auto repair and service (A), business support services (A), construct construction services (A), financial services (A), health care services (A), laundries and dry cleaning plant (A), offices (temporary) (S), personal services (A), professional offices (A), repair services (A), storage accessory (A), storage yards and sales lots (A), temporary construction yards (S), collection stations (S), food and kindred products (S), printing and publishing (S), small scale manufacturing (S).
Public Service
- Broadcasting studios (A), churches (S),
cultural facilities (S), government offices
(A), membership organizations (S), public
assembly and entertainment facilities (S),
public health and safety facilities (A),
public utility centers (A), schools -
business and vocational (S), schools -
pre-through secondary (A), social service
organizations (A), pipelines and power
transmission (A), transit stations and
terminals (A), transmission and receiving
facilities (A), transportation routes (S).

Recreation
- Participant sports (S), temporary events (S).

Resource Management
- Reforestation (A), sanitation salvage cut
(A), thinning (A), timber stand improvement
(A), early successional stage vegetation
management (A), nonstructural fish habitat
management (A), nonstructural wildlife
habitat management (A), structural fish
habitat management (A), structural wildlife
habitat management (A), fire detection and
suppression (A), fuels treatment (A), insect
and disease suppression (A), sensitive
management (A), uncommon plant community
management (A), erosion control (A), runoff
control (A), SEZ restoration (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the
following list establishes the maximum allowable densities that may be permitted
for any parcel located within the Plan Area. The actual development permitted
may be further limited by transfer of development rights limitations,
residential density incentive program, special use determinations, allocation
limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Single family house</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Caretaker residence</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-family dwellings</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Nursing and personal care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Residential care</td>
<td></td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>10 bedrooms per parcel</td>
</tr>
<tr>
<td>Bed and breakfast facilities</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Hotel, motel and other transient units</td>
<td>10 units per acre</td>
</tr>
<tr>
<td>Recreation vehicle park</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Timeshare (transient)</td>
<td></td>
</tr>
</tbody>
</table>
Recreation
Developed campgrounds

8 sites per acre

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this
Plan Area is 65 CNEL. The maximum cumulative noise level for the Highway 207
corridor is 65 CNEL and 65 CNEL for the Highway 50 corridor.

ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits
of additional outdoor recreation facilities within the Plan Area. Specific
projects and their timing are addressed in the TRPA Five Year Recreation Program
pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in
additional persons at one time (PAOT).

DAY USE 100 PAOT  OVERNIGHT 0 PAOT  WINTER USE 0 PAOT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs
required by the Regional Goals and Policies Plan for this area shall be imple-
mented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on
   Figure VIII-17 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation
   Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone
   Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the
   restoration plan for the Highway 50 corridor and Kingsbury Grade. (To
   be completed.)
PLAN DESIGNATION:

Land Use Classification - TOURIST
Management Strategy - MITIGATION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
TDR RECEIVING AREA FOR:
1. Existing Development
SCENIC RESTORATION AREA

DESCRIPTION:

Location: This is the hotel and gaming area of South Stateline, Nevada and is located on TRPA map H-16.

Existing Uses: This area includes four major hotel casinos, and one smaller casino, together with some miscellaneous uses.

Existing Environment: The lands are classified as 60% low hazard and 40% SEZ. The land coverage is approximately 70% with 10% disturbed.

PLANNING STATEMENT: This area should continue as a gaming area and the facilities devoted to unrestricted gaming activities shall be allowed to continue pursuant to the limitations set forth in the TRPA Compact as amended.

PLANNING CONSIDERATIONS:

1. This area has traffic congestion problems as peak periods. This area is the major traffic generator within the Basin.

2. Compact provisions related to gaming must be followed.

3. Harvey's Hotel and Casino expansion and three parking garage approvals could have impacts on the area.

4. Transportation element identifies a possible transit terminal for this area.

5. This plan area is within Scenic Roadway Unit 31 and is targeted for restoration as required by the scenic threshold.

6. This area has a number of large boilers that may, in the future, require some controls.
SPECIAL POLICIES:

1. Caesars Tahoe open space as set forth in that certain recorded instrument dated the ___ day of ___, recorded in Book 1078, Page 634, of the Official Records of Douglas County, should be continued to be maintained as a scenic view corridor and any and all activities taking place on the Caesars Tahoe property should be viewed in light of said open space.

2. The area within the confines of the Loop Road is a suitable receiving zone for the transfer of existing tourist units.

3. A special Stateline transportation plan should be developed for this and adjacent plan areas. The transportation plan should be integrated with the community plans and with the other objectives of the Regional Plan such as scenic restoration, SEZ restoration, open space, etc., and shall consider a pedestrian mall and transit terminal.

4. Scenic Roadway Unit 31 should be reviewed and reclassified according to planning area segments. The scenic restoration should consider the nature and scale of this segment when evaluating attainment of the scenic thresholds.

5. Consideration shall be given to designating the Loop Road as a transportation corridor after the same is in full use.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential - Caretaker residence (S), employee housing (S), and temporary dwelling (S).

Tourist Accommodation - Hotel, motels, and other transient dwelling units (A), timesharing (hotel/ motel design) (S), and resort (A).

Commercial - Eating and drinking places (A), food and beverage retail sales (A), general merchandise stores (A), nursery (S), service stations (S), amusements and recreation services (A), gaming (A), financial services (A), offices (temporary) (S), personal services (A), professional offices (S), and storage, accessory (S).
Public Service
- Broadcasting studios (A), cultural facilities (S), government offices (S), public assembly and entertainment facilities (S), public health and safety facilities (A), public utility centers (S), pipelines and power transmission (S), transit stations and terminals (S), transmission and receiving facilities (S) and transportation routes (S).

Recreation
- Participant sports (S), sport assembly (A), temporary events (S) and day use areas (A).

Resource Management
- Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), farm/ranch accessory structures (S), grazing (S), range pasture management (S), range improvement (S), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Caretaker Residence Employee Housing</td>
<td>1 unit per parcel (TDR only) 15 units per acre</td>
</tr>
<tr>
<td>Tourist Accommodation Hotel, Motel and other Transient Units Timeshare (transient) Resorts</td>
<td>40 units per acre 40 units per acre 25 persons per acre</td>
</tr>
</tbody>
</table>

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this Plan Area is 60 CNEL. The maximum cumulative noise level for the Highway 50 corridor is 65 CNEL.
ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PACT).

DAY USE 0 PAOT  OVERNIGHT 0 PAOT  WINTER USE 0 PAOT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-17 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 50 corridor. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - TOURIST
Management Strategy - REDIRECTION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
TDR RECEIVING AREA FOR:
1. Existing Development
2. Residential Bonus Units
   (Policy 5 limitation)
SCENIC RESTORATION AREA
PREFERRED AFFORDABLE HOUSING LOCATION
MULTI-RESIDENTIAL INCENTIVE PROGRAM
(Policy 5 limitation)

DESCRIPTION:

Location: This is the California side, hotel/motel area of South Stateline and is located on TRPA maps H-16 and H-17.

Existing Uses: This area includes numerous motels, the Crescent V shopping center, Lakeside Marina, numerous commercial establishments, and some older residences. The area is 95% built out.

Existing Environment: The land classification of this area is a mixture of high and low hazard. The shorezone tolerance district is 1. Land coverage and disturbance is high.

PLANNING STATEMENT: This area should continue as a tourist area with an emphasis on redirection through redevelopment.

PLANNING CONSIDERATIONS:

1. This area has traffic congestion problems at peak periods.
2. This area is the major traffic generator in the Basin.
3. There is a disturbed barrier beach with littoral drift problems.
4. This area contains Scenic Roadway Unit 32 and Scenic Shoreline Unit 31 and the roadway unit is targeted for restoration as required by the scenic threshold.
5. This area has some drainage problems on Pine Boulevard.
6. There is a need for affordable housing in this Plan Area.

7. There are pedestrian access problems in the vicinity of the post office.

SPECIAL POLICIES:

1. The redirection of this area should be consistent with an adopted redevelopment plan or community plan, these plans may include consideration of additional building height consistent with that permitted by the Code of Ordinances, and proposed development in PAS 089A, 091 and 092.

2. The Lakeside Marina harbor and adjacent barrier should be reviewed to determine whether or not significant littoral drift problems exist. If a significant littoral drift problem does exist then reasonable alternatives should be reviewed. Any alternative to mitigate a significant littoral drift problem should receive appropriate private and/or public financial assistance to accomplish this policy.

3. A special Plan Area transportation plan should be developed for this Plan Area to include consideration of alternative transportation modes, transit terminals, more efficient vehicular and pedestrian access, and movement and parking for tour and other buses outside the Stateline area.

4. Restoration of the barrier beach/SEZ area should be a high priority.

5. This area should be considered for affordable housing for casino employees, on a fair share basis with the Nevada Plan Areas. Bonus units shall only be permitted for employee or affordable housing.

6. Additional pedestrian crossings should be considered in this area, especially near the Stateline post office.

7. The Crescent V Center and adjacent areas should have a high priority for initial redirection activities.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area.
Residential - Caretaker residence (S), employee housing, (S),
home occupations (A), multi-family dwellings (S),
nursing and personal care (S), multi-person
dwellings (S), residential care (S), single family
house (S) and temporary dwelling (S).

Tourist Accommodation - Bed and breakfast facilities (A), hotel, motels,
and other transient dwelling units (A),
timesharing (hotel/motel design) (A), timesharing
(residential design) (A) and resort (A).

Commercial - Eating and drinking places (A), food and beverage
retail sales (A), furniture, home furnishings and
equipment (A), general merchandise stores (A),
mail order and vending (A), nursery (A), outdoor
retail sales (S), service stations (A), amusements
and recreation services (A), business support
services (A), financial services (A), health care
services (A), offices (temporary) (S), personal
services (A), professional offices (A), repair
services (S), storage, accessory (S) and temporary
construction yards (S).

Public Service - Broadcasting studios (A), churches (A), cultural
facilities (A), government offices (S), membership
organizations (A), public assembly and entertain-
ment facilities (S), public health and safety
facilities (A), public utility centers (S),
schools - business and vocational (S), schools -
pre-through secondary (S), social service
organizations (A), pipelines and power trans-
mission (S), transit stations and terminals (S),
transmission and receiving facilities (S) and
transportation routes (S).

Recreation - Marinas (S), participant sports (S), sport
assembly (S), temporary events (S), day use areas
(A) and outdoor recreation concessions (A).

Resource Management - Reforestation (A), sanitation salvage cut (A),
thinning (A), timber stand improvement (A), tree
farms (A), early successional stage vegetation
management (A), nonstructural fish habitat manage-
ment (A), nonstructural wildlife habitat manage-
ment (A), structural fish habitat management (A),
structural wildlife habitat management (A),
fire detection and suppression (A), fuels treat-
ment (A), insect and disease suppression (A),
sensitive plant management (A), uncommon plant
community management (A), erosion control (A),
runoff control (A) and SEZ restoration (A).
Nearshore and Foreshore of the Shorezone: Within the specified shorezone tolerance district, the following uses may be permitted in the nearshore and foreshore. Uses listed as accessory uses may only be permitted as accessory to an existing permissible use located on the adjoining littoral parcel. Shorezone uses and land uses shall be compatible.

**Tolerance District 1**

**Primary Uses**
- Outdoor recreation concessions (A), beach recreation - dispersed (A), beach recreation - intensive (A), recreational boating (A), commercial boating/tour boats (S), safety and navigation devices (A), special events (A) and marinas (S).

**Accessory Uses/Structures**
- Buoys (A), piers (S), fences (S), boat ramps (S), floating decks and platforms (A) and shoreline protective structures (S).

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 100 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Caretaker Residence</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-Family Dwellings</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Multi-Person Dwelling</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Nursing and Personal Care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Residential Care</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Single Family House</td>
<td></td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>20 bedrooms per parcel</td>
</tr>
<tr>
<td>Bed and Breakfast Facilities</td>
<td></td>
</tr>
<tr>
<td>Hotel, Motel and other</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Transient Units</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Timeshare (transient)</td>
<td>15 units per acre</td>
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<tr>
<td>Timeshare (residential)</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Resorts</td>
<td></td>
</tr>
</tbody>
</table>

**MAXIMUM CUMULATIVE NOISE LEVEL:** The maximum cumulative noise level for this Plan Area is 60 CNEL. The maximum cumulative noise level for the Highway 50 corridor is 65 CNEL.
ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PAOT).

<table>
<thead>
<tr>
<th>DAY USE</th>
<th>OVERNIGHT</th>
<th>WINTER USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 PAOT</td>
<td>0 PAOT</td>
<td>0 PAOT</td>
</tr>
</tbody>
</table>

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-17 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 50 corridor. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - TOURIST
Management Strategy - REDIRECTION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
ELIGIBLE FOR REDEVELOPMENT PROJECTS
TDR RECEIVING AREA FOR:
1. Existing Development
SCENIC RESTORATION AREA

DESCRIPTION:

Location: This is the commercial strip along both sides of Ski Run Boulevard and extending in both directions down Highway 50 from the intersection of Ski Run Boulevard and Highway 50 and is located on TRPA maps H-17 and C-17.

Existing Uses: This area includes numerous motels, Ski Run Marina, miscellaneous commercial services and a few residential uses. The area is 95% built out. The beach area near Ski Run Marina is in private ownership but is accessible by the public.

Existing Environment: The area is classified as about 75% SEZ, with the other 25% being low hazard. The shoreline is Tolerance District 1. The land coverage is 65% plus an additional 20% disturbed.

PLANNING STATEMENT: This area should be redeveloped to continue to provide tourist accommodations and services with scenic and environmental improvements.

PLANNING CONSIDERATIONS:

1. Extensive modifications to the SEZ and barrier beach have occurred.
2. Local flooding problems exist.
3. Traffic congestion and noise problems are common along Highway 50.
4. Extensive water quality, dredging, siltation, and parking problems exist at the marina.
5. This area has carbon monoxide violations.
6. Additional fire hydrants are needed in this area.
7. The SEZ in this area should be considered for reclassification to man-modified.
8. This Area would be a good location for a redevelopment demonstration project.

9. Scenic Roadway Unit 33 and Scenic Shoreline Unit 31 are in this area and are targeted for restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. Redirection of this area should be consistent with an adopted redevelopment plan or community plan. Redevelopment plans should consider long term improvements anticipated for the Heavenly Valley Ski Area base facility and development in PAS 089A, 089B and 092.

2. The SEZ's in this area shall be evaluated and restoration and/or reclassification should be encouraged.

3. The Ski Run Marina area should be retained as a view point to the lake and any expansion or modification should be consistent with an approved marina master plan.

4. Undergrounding of utilities in this area should be encouraged.

5. Additional public/private parking should be authorized on a special use basis.

6. Redirection of development should initially occur by means of a special design district and public/private development agreements.

7. Uses incompatible with scenic restoration should not be located on the Highway 50 and Ski Run Boulevard corridors.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential - Caretaker residence (S), employee housing, (S), home occupations (A), multi-family dwellings (A), nursing and personal care (S), multi-person dwellings (S), residential care (S), single family house (S) and temporary dwelling (S).
Tourist Accommodation - Bed and breakfast facilities (A), hotel, motels, and other transient dwelling units (A), timesharing (hotel/motel design) (A), timesharing (residential design) (A) and resort (S).

Commercial - Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), outdoor retail sales (S), mail order and vending (A), nursery (A), service stations (A), amusements and recreation services (A), animal husbandry services (S), auto repair and service (S), business support services (A), contract construction services (S), financial services (A), health care services (A), offices (temporary) (S), personal services (A), professional offices (A), repair services (S), storage, accessory (S) and temporary construction yards (S).

Public Service - Broadcasting studios (A), churches (A), cultural facilities (A), government offices (S), membership organizations (S), public assembly and entertainment facilities (S), public health and safety facilities (A), public utility centers (S), schools - business and vocational (A), schools - pre-through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transmission and receiving facilities (S) and transportation routes (S).

Recreation - Marinas (A), participant sports (S), sport assembly (S), temporary events (S), day use areas (A) and outdoor recreation concessions (A).

Resource Management - Reforestation (A), sanitation salvage cut (A) thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).
Nearshore and Foreshore of the Shorezone: Within the specified shorezone tolerance district, the following uses may be permitted in the nearshore and foreshore. Uses listed as accessory uses may only be permitted as accessory to an existing permissible use located on the adjoining littoral parcel. Shorezone uses and land uses shall be compatible.

**Tolerance District 1**

**Primary Uses**
- Outdoor recreation concessions (A), beach recreation - dispersed (A), beach recreation - intensive (A), recreational boating (A), commercial boating/tour boats (A), safety and navigation devices (A) special events (A) and marinas (S).

**Accessory Uses/Structures**
- Buoys (A), piers (multiple use only) (S), fences (S), boat ramps (A) and shoreline protective structures (S).

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

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<tr>
<td>Units</td>
<td></td>
</tr>
<tr>
<td>Timeshare (transient)</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Timeshare (residential)</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Resorts</td>
<td></td>
</tr>
</tbody>
</table>

**MAXIMUM CUMULATIVE NOISE LEVEL:** The maximum cumulative noise level for this Plan Area is: 100 decibels.
ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PAOT).

DAY USE 100 PAOT  OVERNIGHT 0 PAOT  WINTER USE 0 PAOT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-17 of Volume I of the 206 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 50 corridor. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL/PUBLIC SERVICE

Management Strategy - REDIRECTION

Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
                      ELIGIBLE FOR REDEVELOPMENT PROJECTS
                      (SA #1 only)
                      TDR RECEIVING AREA FOR:
                      1. Existing Development
                      PREFERRED AFFORDABLE HOUSING AREA
                      (SA #1 only)
                      SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area is located along Highway 50 from Bijou Creek to Trout Creek. This also includes the adjoining areas along Al Tahoe Boulevard. This area is located on TRPA maps G-17 and G-18.

Existing Uses: The uses in the area are diverse. The major uses include large motels, two schools, a sewer plant, a college site, government offices, a recreation center and campground, a marina and boat ramp, public beach, and several shopping centers. The area is 65% built out.

Existing Environment: The area is 10% SEZ and 90% low hazard. The land coverage is 35% with an additional 15% disturbed. The Shorezone Tolerance Districts are 1 and 4.

PLANNING STATEMENT: This area should be developed to provide commercial and public services.

PLANNING CONSIDERATIONS:

1. Development encroaches on Bijou Creek and Trout Creek.
2. This area has traffic congestion and air quality problems.
3. Status of mobile home park on Rufus Allen is undetermined.
4. This area is impacted by the Caltrans right-of-way.
5. This area needs improved access to the beach areas.
6. Scenic Roadway Units 34 and 35 and Scenic Shoreline Unit 31 are in this area and the roadway units are targeted for restoration as required by the scenic threshold. There have been significant scenic improvements in the area.
SPECIAL POLICIES:

1. The commercial strip from Al Tahoe to Bijou along Highway 50 should be redirected through an adopted redevelopment plan or community plan.

2. Future development and planning should consider improved access to beach areas and needs to strengthen visual ties with the lake.

3. Flooding problems at Lyons and Rufus Allen need to be addressed.

4. The trailer units existing in the trailer park on Rufus Allen should be converted to affordable housing consistent with the requirements of the Plan. Also a roadway connecting Rufus Allen with Treehaven should be considered.

5. The American Legion Tract should be considered for designation as a Historical District. Property owners in this area should be encouraged to maintain and/or upgrade the existing structures to keep them in a "rural" Tahoe style.

6. Community cultural facilities should be considered in redevelopment plans and community plans.

7. Uses not compatible with scenic restoration should not be located on the Highway 50 corridor.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area.

- Residential: Caretaker residence (S), employee housing, (S), nursing and personal care (S), residential care (S), single family house (S) and temporary dwelling (S).

- Tourist Accommodation: Recreational vehicle park (S).

- Commercial: Amusements and recreation services (S), offices (temporary) (S), storage, accessory (S) and temporary construction yards (S).

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Public Service

- Cemeteries (A), churches (A), cultural facilities (A), government offices (A), membership organizations (A), public assembly and entertainment facilities (A), public health and safety facilities (A), public utility centers (A), schools - business and vocational (S), schools - college (S), schools - pre-through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transmission and receiving facilities (S) and transportation routes (S).

Recreation

- Marinas (S), participant sports (S), sport assembly (S), temporary events (S), cross country skiing courses (S), day use areas (A), developed campgrounds (A), outdoor recreation concessions (A) and riding and hiking trails (A).

Resource Management

- Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

Residential

- Caretaker residence (S), employee housing (S), home occupations (S), mobile home developments (S), multi-family dwellings (S), nursing and personal care (S), residential care (S), single family house (S) and temporary dwelling (S).

Tourist Accommodation

- Bed and Breakfast (S), hotel, motels and other transient dwelling units (A), recreational vehicle park (S), timesharing (hotel/motel design) (A), timesharing (residential design) (S) and resort (S).

Commercial

- Building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A),
mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusements and recreation services (A), animal husbandry services (S), business support services (A), contract construction services (S), financial services (A), health care services (A), laundries and dry cleaning plant (S), offices (temporary) (S), personal services (A), professional offices (A), repair services (S), storage, accessory (S), temporary construction yards (S) and printing and publishing (S).

Public Service

Broadcasting studios (A), churches (A), cultural facilities (A), government offices (A), membership organizations (A), public assembly and entertainment facilities (S), public health and safety facilities (S), public utility centers (S), schools - business and vocational (S), schools - pre-through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transmission and receiving facilities (S) and transportation routes (S).

Recreation

Marinas (S), participant sports (S), sport assembly (S), temporary events (S), day use areas (A) and outdoor recreation concessions (A).

Resource Management

No change.

Nearshore and Foreshore of the Shorezone: Within the specified shorezone tolerance district, the following uses may be permitted in the nearshore and foreshore. Uses listed as accessory uses may only be permitted as accessory to an existing permissible use located on the adjoining littoral parcel. Shorezone uses and land uses shall be compatible.

Tolerance District 4

Primary Uses

Outdoor recreation concessions (A), beach recreation - dispersed (A), beach recreation - intensive (A), recreational boating (A), safety and navigation devices (A) and special events (A).

Accessory Uses/Structures

Buoys (A), piers (A), fences (S), boat ramps (A), floating decks and platforms (A) and shoreline protective structures (S).

Tolerance District 1

Primary Uses

Outdoor recreation concessions (A), beach recreation - dispersed (A), beach recreation - intensive (A), recreational boating (A),
commercial boating/tour boats (A), safety and navigation devices (A), special events (A) and marinas (S).

Accessory Uses/Structures - Buoys (A), piers (A), fences (S), boat ramps (A), floating decks and platforms (A) and shoreline protective structures (S).

MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Caretaker Residence</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-Family Dwellings</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Nursing and Personal Care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Residential Care</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Single Family House</td>
<td></td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>10 bedrooms per parcel</td>
</tr>
<tr>
<td>Bed and Breakfast Facilities</td>
<td></td>
</tr>
<tr>
<td>Hotel, Motel and other</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Transient Units</td>
<td>10 units per acre</td>
</tr>
<tr>
<td>Recreation Vehicle Park</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Timeshare (transient)</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Timeshare (residential)</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Resorts</td>
<td></td>
</tr>
<tr>
<td>Recreation Developed Campgrounds</td>
<td>8 sites per acre</td>
</tr>
</tbody>
</table>

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this Plan Area is 60 CNEL. The maximum cumulative noise level for the Highway 50 corridor is 65 CNEL.

ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PAOT).

DAY USE 100 PAOT     OVERNIGHT 0 PAOT     WINTER USE 0 PAOT
IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-17 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 50 corridor. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL-PUBLIC SERVICE
Management Strategy - REDIRECTION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
ELIGIBLE FOR REDEVELOPMENT PROJECTS
TDR RECEIVING AREA FOR:
1. Existing Development
2. Allocations (S.A. #2 only)
3. Multi-Residential Units (S.A. #2 only)
PREFERRED AFFORDABLE HOUSING AREA
MULTI-RESIDENTIAL INCENTIVE PROGRAM
(S.P. #2 only)
SCENIC RESTORATION AREA

DESCRIPTION:

Location: The area is the commercial area around the Highway 50 - Highway 89 intersection in South Lake Tahoe. This area is located on TRPA maps G-18, G-19, F-18, and F-19.

Existing Uses: The area is a mixture of commercial, tourist, residential and public service uses. The area is 80% built out.

Existing Environment: The area is classified as 65% low hazard, 10% moderate hazard and 50% SEZ. The land coverage is 55% with an additional 20% disturbed.

PLANNING STATEMENT: This area should continue to be a regional commercial area but should be redeveloped for more efficient use of the area.

PLANNING CONSIDERATIONS:

1. The area experiences traffic congestion and air quality problems during peak periods.
2. Scenic Roadway Units 1 and 35 are in this area and are targeted for scenic restoration as required by the scenic threshold.
3. There are access and parking problems along Highways 50 and 89.
4. There are flooding and SEZ encroachment problems.
5. There are occasional noise and odor complaints directed at the refuse company.
6. Barton Hospital operates a waste incinerator and gas-fired boiler.

7. The northern portion of this area is in need of additional fire hydrants and water mains.

SPECIAL POLICIES:

1. A community plan is the preferred method of guiding new development.

2. A community/redevelopment plan should emphasize commercial activity centers, transit-oriented services, multi-family housing, and SEZ restoration.

3. Uses incompatible with the scenic restoration plan should be encouraged to relocate off of Highways 50 and 89.

4. Properties in Special Area #1 should be considered a preferred area for industrial type uses. Properties in Special Area #2 should be considered a preferred area for multi-residential, professional offices and hospital related uses.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area (except as noted in Special Areas #1 and #2).

<table>
<thead>
<tr>
<th>Category</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Caretaker residence (S), employee housing (S), home occupations (A), multi-family dwellings (S) and temporary dwelling (S).</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>Bed and breakfast facilities (A), hotel, motels and other transient dwelling units (A) and timesharing (hotel/motel design) (S).</td>
</tr>
<tr>
<td>Commercial</td>
<td>Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (A), service stations (A), amusements and recreation services (A), animal husbandry services (S), contract construction services (S), health care services (A), laundries and dry cleaning</td>
</tr>
</tbody>
</table>
plant (S), offices (temporary) (S), personal services (A), professional offices (A), repair services (A), and storage, accessory (S).

Public Service
- Broadcasting studios (A), churches (A), cultural facilities (A), government offices (A), membership organizations (A), public assembly and entertainment facilities (S), public health and safety facilities (A), public utility centers (S), schools - business and vocational (A), schools - pre-through secondary (S), social service organizations (A), pipelines and power transmission (S), transmission stations and terminals (S), transmission and receiving facilities (S) and transportation routes (S).

Recreation
- Participant sports (S), sport assembly (S), temporary events (S), day use areas (A) and outdoor recreation concessions (A).

Resource Management
- Reforestation (A), sanitation salvage cut (A) thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

Residential
- Caretaker residence (S), home occupations (A), mobilehome developments (S) and temporary dwelling (S).

Commercial
- Auto, mobilehome and vehicle dealers (A), building materials and hardware (A), eating and drinking places (A), fuel and ice dealers (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (A), service stations (A), amusements and recreation services (S), animal husbandry services (A), auto repair and service (A), contract construction services (A), health care services (S), laundries
and dry cleaning plant (A), offices (temporary (S), personal services (S), professional offices (S), repair services (A), storage, accessory (A), storage yards and sales lots (A), temporary construction yards (S), collection stations (A), food and kindred products (A), printing and publishing (A), recycling and scrap (A) and small scale manufacturing (A).

Public Service

- Broadcasting studios (A), cultural facilities (S), government offices (S), membership organizations (S), public health and safety facilities (A), public utility centers (A), schools - business and vocational (S), schools - pre-through secondary (S), social service organizations (S), pipelines and power transmission (A), transit stations and terminals (A), transmission and receiving facilities (A) and transportation routes (S).

Recreation

- Day use areas (A).

Resource Management

- Same as General List.

Special Area #2: The following list of permissible uses is applicable in Special Area #2.

Residential

- Caretaker residence (S), employee housing (A), home occupations (A), multi-family dwellings (A), nursing and personal care (A), multi-person dwellings (A), residential care (A), single family house (S) and temporary dwelling (S).

Tourist Accommodation

- Bed and breakfast facilities (S).

Commercial

- Nursery (S), animal husbandry services (S), health care services (A), offices (temporary) (S), personal services (S), professional offices (S) and temporary construction yards (S).

Public Service

- Airfields, landing strips and heliports (new nonemergency sites prohibited (S), churches (S), cultural facilities (S), government offices (S), hospitals (S), membership organizations (A), power generating (S), public health and safety facilities (S), public utility centers (S), schools - pre-through secondary (S), social service organizations (S), pipelines and power transmission (S), transit stations and terminals (S) and transportation routes (S).
Recreation - Day use areas (5).

Resource Management - Same as General List.

MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

The maximum number of residential bonus units for this Special Area #2 of Plan Area is 175 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Caretaker Residence</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Mobile Home Developments</td>
<td>8 units per acre</td>
</tr>
<tr>
<td>Multi-Family Dwellings</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-Person Dwelling</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Nursing and Personal Care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Residential Care</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Single Family House</td>
<td></td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>10 bedrooms per parcel</td>
</tr>
<tr>
<td>Bed and Breakfast Facilities</td>
<td></td>
</tr>
<tr>
<td>Hotel, Motel and other</td>
<td></td>
</tr>
<tr>
<td>Transient Units</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Recreation Vehicle Park</td>
<td>10 units per acre</td>
</tr>
<tr>
<td>Timeshare (transient)</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Resorts</td>
<td>25 persons per acre</td>
</tr>
</tbody>
</table>

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this Plan Area is 65 CNEL except for Special Area #2 which is 55 CNEL. The maximum cumulative noise level for the Highway 50 corridor is 65 CNEL.

ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PACT).

<table>
<thead>
<tr>
<th>DAY USE 50 PACT</th>
<th>OVERNIGHT 0 PACT</th>
<th>WINTER USE 0 PACT</th>
</tr>
</thead>
</table>

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Page 5 of 6
IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-2 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 50 corridor. (To be completed.)
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL/PUBLIC SERVICE
Management Strategy - REDIRECTION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES
ELIGIBLE FOR REDEVELOPMENT PROJECTS
TDR RECEIVING AREA FOR:
1. Existing Development
SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area includes the airport area and surrounding area along Highway 50. This area is located on TRPA maps G-19 and G-20.

Existing Uses: This area includes the airport, a concrete batch plant, old borrow areas, and miscellaneous commercial uses. The area is approximately 40% built out if the airport runways are excluded.

Existing Environment: The lands are classified 70% SEZ, 20% low hazard and 10% high hazard. The area is 20% covered with an additional 60% disturbed.

PLANNING STATEMENT: This area should be rehabilitated to provide appropriate commercial services. The airport should continue to provide services within the environmental constraints.

PLANNING CONSIDERATIONS:

1. There is extensive disturbed areas (Fx) classified as high hazard.
2. There are scenic problems associated with the existing commercial area.
3. Service levels are not yet established for the airport.
4. A noise corridor is not yet established for the airport area.
5. Plans are proposed for a privately sponsored airport related hotel and office development.

SPECIAL POLICIES:

1. New development will be subject to a rehabilitation plan and mitigation measures emphasizing scenic and disturbed land restoration. To facilitate this process, the area west of Highway 50 should be evaluated for a man-modified determination.
2. Redevelopment, including development of tourist/office/and commercial facilities on areas which do not meet scenic threshold criteria, shall be encouraged.

3. Service expansion and additional development within the South Lake Tahoe Airport boundaries shall be pursuant to a TRPA approved master plan.

4. This area should be considered as a multi-modal transportation node.

PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area.

**Residential**
- Caretaker residence (S), employee housing, (S), and temporary dwelling (S).

**Tourist Accommodation**
- Hotel, motels, and other transient dwelling units (S), and resort (S).

**Commercial**
- Auto, mobile home and vehicle dealers (S), building materials and hardware (A), eating and drinking places (A), food and beverage retail sales (S), fuel and ice dealers (A), furniture, home furnishings and equipment (S), general merchandise stores (S), mail order and vending (A), nursery (A), outdoor retail sales (S) service stations (A), amusement and recreation services (S), animal husbandry services (A), auto repair and service (A), business support services (A), contract construction services (A), financial services (S), health care services (S), laundries and dry cleaning plant (A), offices (temporary) (S), personal services (S), professional offices (S), repair services (A), storage, accessory (A), storage yards and sales lots (A), temporary construction yards (S), batch plants (S), collection stations (A), food and kindred products (A), printing and publishing (A), recycling and scrap (S) and small scale manufacturing (A).

**Public Service**
- Airfields, landing strips and heliports (new nonemergency sites prohibited) (A), broadcasting studios (A), churches (S), cultural facilities
Recreation
- Participant sports (S), sport assembly (S), temporary events (S), cross country skiing courses (S), day use areas (S), outdoor recreation concessions (S), riding and hiking trails (S), and snowmobile courses (S).

Resource Management
- Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Caretaker Residence</td>
<td></td>
</tr>
<tr>
<td>Employee Housing</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td></td>
</tr>
<tr>
<td>Hotel, Motel and other</td>
<td></td>
</tr>
<tr>
<td>Transient Units</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>Resorts</td>
<td>25 persons per acre</td>
</tr>
</tbody>
</table>

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this Plan Area is 65 CNEL. The maximum cumulative noise level for the Highway 50 corridor is 65 CNEL.
ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PAOT).

DAY USE 50 PAOT  OVERNIGHT 0 PAOT  WINTER USE 0 PAOT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-17 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 50 corridor. (to be completed.)
PLAN DESIGNATION:

Land Use Classification - COMMERCIAL-PUBLIC SERVICE
Management Strategy - MITIGATION
Special Designation - ELIGIBLE FOR COMMUNITY PLAN INCENTIVES

TDR RECEIVING AREA FOR:
1. Existing Developments
SCENIC RESTORATION AREA

DESCRIPTION:

Location: The area is located along Highway 50 and Highway 89 in the Meyers area and is located on TRPA maps F-21 and F-22.

Existing Uses: This is the commercial strip which includes retail commercial uses along Highway 50 and industrial uses along Highway 89. The area is 55% built out.

Existing Environment: The lands are classified as 70% low hazard, 5% high hazard, and 25% SEZ. The area has 40% hard land coverage and an additional 20% disturbed.

PLANNING STATEMENT: This area should function as a commercial/public service node for the Tahoe Paradise area and as an entrance to the urban areas of south shore.

PLANNING CONSIDERATIONS:

1. There is a very wide highway right-of-way causing large set backs with no landscaping.
2. There is no bus service to this area.
3. There is a community effort to improve the scenic quality of this area including a desire for landscape improvement and stricter control of signing.
4. Scenic Roadway Unit 36 is within this Plan Area and is target for restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. The community plan for this area should emphasize clustering, sign control, and landscaping and shall be coordinated with the local resident planning efforts.
2. Industrial and uses inconsistent with scenic restoration uses should be directed to the industrial area.
PERMISSIBLE USES: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES and if applicable, Chapter 51 PERMITTED USES AND STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following is a list of uses that may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Uses not listed shall not be permitted within this Plan Area. If a use listed below is permitted, then accessory uses to the permitted use may be considered.

General List: The following list of permissible uses is applicable throughout the Plan Area (except as noted in Special Area #1).

Residential - Caretaker residence (S), employee housing (S), home occupations (S), multi-family dwellings (S), single family house (S), and temporary dwelling (S).

Tourist Accommodation - Bed and breakfast facilities (S), hotel, motels, and other transient dwelling units (A), and resort (A).

Commercial - Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusements and recreation services (S), animal husbandry services (S), business support services (A), financial services (A), health care services (A), offices (temporary) (S), personal services (A), professional offices (A), repair services (S), storage, accessory (S) and temporary construction yards.

Public Service - Broadcasting studios (A), churches (S), cultural facilities (S), government offices (A), membership organizations (S), public assembly and entertainment facilities (S), public health and safety facilities (S), public utility centers (S), schools - business and vocational (S), schools - pre-through secondary (S), social service organizations (S), pipelines and power transmission (S), transit stations and terminals (S), transmission and receiving facilities (S) and transportation routes (A).

Recreation - Participant sports (S), sport assembly (S), temporary events (S), cross country skiing courses (A), day use areas (A), golf courses (A), outdoor recreation concessions (A) and snowmobile courses.
Resource Management

- Reforestation (A), sanitation salvage cut (A), thinning (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

Residential
- Caretaker residence (S) and temporary dwelling (S).

Commercial
- Auto, mobile home and vehicle dealers (A), building materials and hardware (A), fuel and ice dealers (A), nursery (A), service stations (S), animal husbandry services (A), auto repair and service (A), contract construction services (S), laundries and dry cleaning plant (A), offices (S), personal services (S), professional offices (S), repair services (A), storage, accessory (A), storage yards and sales lots (A), temporary construction yards (S), batch plants (S), collection stations (S), food and kindred products (A), printing and publishing (A), recycling and scrap (A) and small scale manufacturing (A).

Public Service
- Broadcasting studios (A), power generating (S), public health and safety facilities (A), public utility centers (A), pipelines and power transmission (A), transit stations and terminals (S), transmission and receiving facilities (S) and transportation routes (A).

Recreation
- Temporary events (S).

Resource Management
- Same as General List.

Maximum Densities: Pursuant to Chapter 21 ALLOWABLE USES AND DENSITIES, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.
The maximum number of residential bonus units for this Plan Area is 0 units.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
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<tr>
<td>Caretaker Residence</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>15 units per acre</td>
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<tr>
<td>Multi-Family Dwellings</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Single Family House</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td></td>
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<tr>
<td>Bed and Breakfast Facilities</td>
<td>10 bedrooms per parcel</td>
</tr>
<tr>
<td>Hotel, Motel and other</td>
<td></td>
</tr>
<tr>
<td>Transient Units</td>
<td>40 units per acre</td>
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</tbody>
</table>

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise level for this Plan Area is 65 CNEL. The maximum cumulative noise level for the Highway 50 corridor is 65 CNEL.

ADDITIONAL RECREATION DEVELOPMENT: The following are the targets for and limits of additional outdoor recreation facilities within the Plan Area. Specific projects and their timing are addressed in the TRPA Five Year Recreation Program pursuant to Chapter 33 ALLOCATION OF DEVELOPMENT. The following are measured in additional persons at one time (PAOT).

<table>
<thead>
<tr>
<th>DAY USE 100 PAOT</th>
<th>OVERNIGHT 0 PAOT</th>
<th>WINTER USE 0 PAOT</th>
</tr>
</thead>
</table>

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-4 and VIII-5 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 50 corridor. (To be completed.)
MEMORANDUM

October 1, 1986

To: The Advisory Planning Commission
From: The Staff

Subject: Committee to Discuss Persons-at-One-Time Allocation for Ski Areas

The Plan Area Statements (PAS) will soon be undergoing final adjustments prior to submission to the Governing Board for adoption. One matter to resolve is the distribution of developed winter recreation allocations among the various Plan Areas where there are needs for additional alpine skiing. It is possible that the various skiing interests together desire more to be allocated than the total amount provided in the Goals and Policies. To resolve the matter, we propose to have an APC committee established to determine the relative needs and make recommendations for distribution. The target date for having final recommendations is November 5.
MEMORANDUM

September 30, 1986

To: The Advisory Planning Commission

From: The Staff

Subject: Discussion of Code of Ordinance, Chapter 26, Outdoor Advertising Standards

The staff is presently writing a proposed draft of Chapter 26, Outdoor Advertising Standards, and is seeking input and direction from the Advisory Planning Commission. Significant issues which need resolution include:

1. Extent of TRPA regulations covering outdoor advertising (i.e., a complete ordinance v. a skeletal outline of basic performance standards);

2. Number of signs to be allowed;

3. Maximum square footage of sign area to be allowed;

4. Type of signs to be allowed (i.e., freestanding signs, wall signs, reader boards, off-premise signs);

5. A specific set of sign regulations for both the North Shore and South Shore casino core areas; and

6. The role of local jurisdictions in regulating signs.

Attached is a matrix of commercial sign regulations from jurisdictions within the Basin, selected recreation-oriented communities, and recommendations from the TRPA scenic resource consultant.

AS:jf
9/30/86

AGENDA ITEM IV D.
# Commercial Sign Regulations Matrix

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>City</th>
<th>Park</th>
<th>Carmel</th>
<th>City of</th>
<th>Aspel</th>
<th>City of</th>
<th>Nash</th>
<th>Place</th>
<th>El Dorado</th>
<th>County</th>
<th>City</th>
<th>2SLT</th>
<th>Council</th>
<th>CD</th>
<th>Proposed</th>
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<tbody>
<tr>
<td><strong>Total Sq. Ft. Allowed</strong></td>
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<td>45/square mile</td>
<td>2D/Street Frontage</td>
<td>2D/Street Frontage</td>
<td>Varies</td>
<td>50 in Take-Sherpa District</td>
<td>Varies</td>
<td>Varies up to 1000</td>
<td>400/Building Peak</td>
<td>85</td>
<td>Not Decided</td>
<td>Not Decided</td>
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<tr>
<td><strong>Maximum Number</strong></td>
<td>1/business</td>
<td>Not Specified</td>
<td>1/business</td>
<td>1/parcel ≤ 9 acres</td>
<td>1/parcel; 1/2 lot Frontage ≤ 3 acres</td>
<td>1/parcel; more by special permit</td>
<td>1/lot Frontage</td>
<td>1/parcel</td>
<td>1/parcel</td>
<td>1/parcel</td>
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<tr>
<td><strong>Maximum Height</strong></td>
<td>10'</td>
<td>Not Specified</td>
<td>Not Specified</td>
<td>Not Specified</td>
<td>Base Height of 25'; C1: 25'; C2: 30'; C2: 30' - 60'; 40'</td>
<td>25'</td>
<td>50'</td>
<td>Must comply to height in zoning district</td>
<td>25-40' Depending on use</td>
<td>20'</td>
<td>8'</td>
<td>Not Decided</td>
<td>Not Decided</td>
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<tr>
<td><strong>Free-Standing</strong></td>
<td>300SF; 450SF if No Wall Signs</td>
<td>10 SF</td>
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<tr>
<td><strong>Maximum Area (sq. ft.)</strong></td>
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<td>Not Specified</td>
<td>1/building</td>
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<td><strong>Maximum Height</strong></td>
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<tr>
<td><strong>WALL MOUNTED</strong></td>
<td>Max. 5% of building side where displayed, Not to exceed 150SF</td>
<td>2D/Street Frontage</td>
<td>100SF if Street Front; 250SF if Street Front; 400SF if front wall; 150SF for each side</td>
<td>10D</td>
<td>Same as</td>
<td></td>
<td>50SF if No Free-Standing Signs</td>
<td>20% of building side on all sides of building</td>
<td>Business: 150SF; Tourist Commercial: 100SF; Resort Hotels: 1000SF</td>
<td>Same As</td>
<td>Not Decided</td>
<td>Not Decided</td>
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<td><strong>WALL MOUNTED (sq. ft.)</strong></td>
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<td><strong>Other Features</strong></td>
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MEMORANDUM

September 30, 1986

To: AFC
From: Agency Staff
Subject: Discussion of RFP Report

As of this date, staff is still awaiting some data for inclusion in the RFP (Reasonable Further Progress) report, and is drafting the report. The RFP report will be mailed under separate cover prior to the October 8, 1986 meeting.

At that time, Agency staff will ask the APC to endorse the report as fulfilling the requirements of the Clean Air Act.

If you have any questions please contact Curtis Jordan or David Ziegler.

CJ: sd
9-30-86

AGENDA ITEM IV. E.

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