TRPA
APC
PACKETS

NOVEMBER
1988
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 November 9, 1988, at 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.

November 1, 1988

By: W. A. Morgan
William A. Morgan
Executive Director
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 195 U.S. Highway 50
Zephyr Cove, Nevada

November 9, 1988
9:30 a.m.

AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV PLANNING MATTER

A. Recommendation on Interpretation of Chapter 20, Subsection 20.2.F Regarding Man-Modified Determination and Amendments to the Land Capability Overlay Maps (to be continued to December 14)

V PUBLIC HEARING AND RECOMMENDATION

A. Amendment of Regional Plan Land Capability Overlay Maps Pursuant to Man-modified Determination, Buehler, APN 07-180-05, Douglas County (to be continued to December 14)

B. Amendment of Regional Plan Land Capability Overlay Maps for Plan Areas 001A (Tahoe City), 002 (Fairway Tract), 174 (64 Acre Tract), and 009A (Lake Forest Commercial) (to be continued to December 14)

C. Amendment of Plan Area Statement Maps to Adjust Boundary Between PAS 043 (Chateau/Country Club) and PAS 030 (Mount Rose) to Include Washoe County APN 126-243-03 in PAS 093; Owner: Terrace Land Company, Location: Between Champagne Road and Burgundy Lane, Incline Village

D. Amendment of Plan Area Statement 102 (Tahoe Keys) to Add "Financial Services," "Local Post Office," and "Government Offices" as Special Uses in Special Area #1; to Delete Planning Consideration #2; to Modify the Description of the Existing Environment; and to Amend Special Policies 2, 6, and 8 to Refer to TRPA/Dillingham Settlement Agreement

E. Amendment of Chapter 20 to Modify Method for Calculating Mitigation Fees for Multiple Users of Rights-Of-Way

VI ADDITIONAL PLANNING MATTERS

A. Discussion and Recommendation on Adoption of Redevelopment Plan for the City of South Lake Tahoe and Amendment to Regional Plan Overlay Maps and Plan Area Statements
B. Consideration of and Recommendation for Certification of the Final Environmental Impact Statement for the Redevelopment Plan for the City of South Lake Tahoe

C. Update and Recommendation, If Necessary, on 208 Plan Amendments

VII REPORTS

A. Executive Director
B. Legal Counsel
C. APC Members
D. Public Interest Comments

VIII RESOLUTIONS

A. For Former APC Members John Glab and Mike Van Wagenen

IX CORRESPONDENCE

X PENDING MATTERS

XI ADJOURNMENT
November 1, 1988

To: Advisory Planning Commission

From: Staff

Subject: Proposed "Clean-up" Amendments to Plan Area Statements 102, 043, and 030 (continued from the October APC meeting)

Purpose

Since adoption of the TRPA Plan Area Statements and Plan Area Maps in August, 1987, some minor omissions and inconsistencies have been discovered in the Plan Area Statement document. These omissions and inconsistencies are with respect to such items as the identification of uses as special or allowed, the setting of maximum densities, and the location of Plan Area boundaries.

(This report addresses two specific amendments previously continued by the APC.) These amendments are necessary to correct oversights and make the Plan Area Statements and Maps consistent with the Goals and Policies.

General Impact Analysis: The development potential created by these amendments is well within the description of the proposed action as set forth in the EIS for the plan area statements and implementing ordinances and, therefore, is within the scope of the impact analysis contained in that EIS. In addition, specific factors have been identified for each amendment on which to base a finding of no significant effect.

Description of Amendments and Impact Identification and Assessment:

1. Plan Area Statement (PAS) 102 (Tahoe Keys): Add "financial services", "local post offices", and "government offices" as special uses in Special Area #1, delete Planning Consideration #2, and amend Special Policies #2, #6, and #8 to change the reference to the settlement agreement from Dillingham/CTRPA/California Settlement Agreement to TRPA/Dillingham Settlement Agreement. Add to Special Policy #8 Special uses permissible in the Tahoe Keys Convenience Center shall be found to be neighborhood serving uses consistent with the project EIS traffic analysis. Attachment A is a copy of PAS 102.
Memorandum To Advisory Planning Commission
Proposed "Clean-up" Amendments to Plan Area
Statements 102, 043, and 030
Page 2

Reason: In accordance with the Partial Settlement Agreement entered into between TRPA and Dillingham Development Company in 1982, TRPA agreed that a neighborhood convenience shopping center could be developed at the corner of Tahoe Keys Boulevard and Venice Drive and that the shopping center could contain specified uses described in the Environmental Impact Report for the project. The proposed amendments to the uses permitted in Special Area #1 are necessary to comply with the terms of the settlement agreement. Planning Consideration #2, which reads, "A 26 lot subdivision has been approved in this area as part of a litigation settlement, subject to reasonable conditions upon the development which are consistent with the goals and policies of the Regional Plan" is no longer necessary, and could be misleading, since the property on which the 26 lot subdivision was approved has been purchased by the State of California. The change in the reference to the settlement agreement is proposed to refer to the correct agreement.

Impact Identification and Assessment: The EIS for the neighborhood convenience shopping center, which was certified by TRPA, identified and assessed impacts based on specific commercial uses occupying the shopping center that were identified in the EIS as neighborhood convenience oriented. The EIS established that, provided the uses in the shopping center were limited to the types assessed in the EIS, the project included mitigation measures to reduce adverse impacts to a less than significant level. Adding "financial services," "local post offices," and "government offices" as special uses in Special Area #1 will allow the specific uses assessed in the project EIS to be proposed in the shopping center. A trip distribution analysis is performed when changes in use are proposed to assure that the proposed use is indeed neighborhood convenience oriented. Based on the EIS prepared for the project and the permit process described above, this proposed amendment will have no significant impact on the environment.

The other amendments being proposed under this item are simply editorial changes necessary to make Plan Area 102 technically correct, and, therefore, will also have no effect on the environment.

2. Adjust the boundary between PA 043 (Chateau/Country Club) and PA 030 (Mount Rose): Include Washoe County APN 126-243-03 in PA 043 (see Attachment B).

Reason: PAS 030 has a land use classification of Conservation (Attachment C is a copy of PAS 030), with the majority of the parcels within the plan area either being owned by the government or having no access to a paved
public right-of-way. The only residential use allowed in PA 030 is "summer homes." The subject parcel was inadvertently included in PA 030 based on a misunderstanding with regard to ownership and an incorrect assumption that the parcel did not abut a paved public right-of-way. The subject parcel is privately owned and does abut a paved public roadway. Therefore, it is more appropriate that the parcel be included in PA 043 (Attachment D is a copy of PAS 043) because this PA has a land use classification of Residential.

Impact Identification and Assessment: This amendment will not have a significant effect on the environment due to the following factors:

Although the amendment would allow TRPA to accept an application for a permit to construct a new single family dwelling on the subject parcel, prior to approving any activity that has the potential to cause a significant effect on the environment, TRPA must establish, based on substantial evidence in the public record, that the project either will not have a significant effect on the environment, or includes mitigation measures to reduce potential impacts to a less than significant level. Also, it adds no more development rights to the inventory. Further, it is subject to IPES and all the safeguards of that system.

Staff Recommendation: Staff recommends that the APC make the following recommendations to the Governing Board:

1. Based on the information and assessment of impacts contained in this memorandum, find that the proposed amendments will not have a significant effect on the environment.

2. Recommend to the TRPA Governing Board that the amendments proposed in this memorandum be approved.
PLAN DESIGNATION:

Land Use Classification: RESIDENTIAL
Management Strategy: MITIGATION
Special Designation: TDR RECEIVING AREA FOR:
1. Multi-Residential Units
2. Existing Development

DESCRIPTION:

Location: This Plan Area is the manmade lagoon adjacent to Lake Tahoe, two miles north of the South Tahoe "Y". The area is located on TRPA maps F-17, F-18, G-17 and G-18.

Existing Uses: Uses predominantly consist of a 1,607 member common interest development, the Tahoe Keys Property Owners Association (planned development, encompassing single family residences; townhouses; a four-plex; recreation facilities including private beaches, clubhouse, pools, tennis courts, navigable waterways, boat docks, piers, and parklands; and public service facilities including administrative offices, maintenance areas, a water company, and a water circulation facility. This common interest development is 75 percent built out. Uses also consist of a retail shopping center and a commercial marina/office area.

Existing Environment: The area consists of fill land of which the Tahoe Keys Property Owners Association (TKPOA) land has been classified as man-modified and is considered as land capability 6 for purposes of assigning land coverage. In addition, approximately 13 additional acres, known as "parcels 2 and 3," along Venice Drive East have been designated "man-modified class 1b lands" pursuant to Resolution No. 82-11 of the California Regional Water Quality Control Board - Lahontan Region. In separate actions, pursuant to a litigation settlement, specific coverage allowances have been identified for parcels 2 and 3 and for parcel 4, which is also known as Cove East. No determination of man-modified status has been made for the marina parcel or Cove East. The lagoon waterways are treated by the TKPOA water treatment facility. The shorezone tolerance district is 1. The land coverage is 20 percent plus an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue to maintain the existing residential and commercial character of the neighborhood.

PLANNING CONSIDERATIONS:

1. Many of the undeveloped single family lots and portions of the Cove East parcel have been disturbed as a result of unauthorized activities. These disturbed areas and several common area parklands are in need of revegetation. There may be the potential for SEZ restoration within this Plan Area; however, specific areas for restoration have not been identified.

2. A 26 lot subdivision has been approved in this area as part of a litigation settlement, subject to reasonable conditions upon the development which are consistent with the goals and policies of the Regional Plan.
3. Over coverage is a problem in this Plan Area, especially at the marina site.
4. There is need for additional public parking in the marina area.

SPECIAL POLICIES:

1. Uses and expansion of the marina shall be in conformance with a specific plan to be prepared in accordance with the procedures set forth in Chapter 16 of the Code and approved by the Agency. Such plan shall give priority to uses which are water or marina dependent.

2. Except as otherwise provided by the Dillingham/CTRPA/California Settlement Agreement, new development will be subject to a special water quality mitigation fee designed to offset the filled area’s adverse impacts on water quality consistent with the Agency’s recognition of portions of the SEZ as man-modified.

3. Land coverage limitations for areas not covered by the Tahoe Keys Property Owners Association approval of man-modification shall be subject to the TRPA/Dillingham litigation settlement or further determinations on man-modification.

4. Based on a determination by the Agency that the TKPOA regulations for pier installation and maintenance are consistent with the Regional Plan for the Lake Tahoe Basin, Goals and Policies and the shorezone provisions of the Code of Ordinances, construction and repair of piers within the Tahoe Key lagoons shall be reviewed pursuant to a Memorandum of Understanding with the TKPOA.

5. Consistent with the provisions of the Dillingham/CTRPA/California Settlement Agreement and limitations on public access due to TKPOA ownership of certain lands, parking facilities for public use of the Upper Truckee River and adjacent land areas and temporary boat trailer parking should be encouraged in the vicinity of the marina.

6. Duplex dwellings may be allowed with TDR on the nine remaining undeveloped lots in the area bounded by Venice Drive, Tahoe Keys Boulevard, Monterey Drive, and Danube Way.

7. All ordinance standards, Design Review Criteria, New Development Limitations, and other regulations of the Agency shall apply to this Plan Area except as otherwise exempted by the Dillingham/CTRPA/California Settlement Agreement.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses 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). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

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

Residential

- Single family dwelling (A).

Public Service

- Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), churches (S), schools - kindergarten through secondary (S), and social service organization (S).
Recreation

Participant sports facilities (S), day use areas (A), riding and hiking trails (S), and beach recreation (A).

Resource Management

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

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

Commercial

Eating and drinking places (A), food and beverage retail sales (A), general merchandise stores (S), health care services (S), personal services (S), professional offices (S), and repair services (S).

Recreation

Marina (A), and outdoor recreation concessions (A).

Public Service

Those uses listed on the General List for this Plan Area.

Resource Management

Those uses listed on the General List for this Plan Area.

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

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

Residential

Multiple family dwellings (A).

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 1

Primary Uses

Beach recreation (Special Area #2 only) (A), safety and navigational devices (A), and salvage operations (A).

Accessory Structures

Breakwaters or jetties (S), fences (S), and water intake lines (S). Floating docks and platforms (A), and piers (A) only in Special Area #1 and only in the lagoons in this Plan Area. Shoreline protective structures (S) only in Special Area #2.

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, 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.

**USE**

**MAXIMUM DENSITY**

Residential

PAS 102 – TAHOE KEYS

Page 3
Single Family Dwelling 1 unit per parcel
Multiple Family Dwellings 15 units per acre

**RESIDENTIAL BONUS UNITS:** Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 10 units.

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 55 CNEL.

**ADDITIONAL DEVELOPED OUTDOOR RECREATION:** The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this 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 additional capacities allowed are measured in persons at one time:

- **SUMMER DAY USES 200 PAOT**
- **WINTER DAY USE 0 PAOT**
- **OVERNIGHT USES 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-1 through 18 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: CONSERVATION
Management Strategy: MITIGATION
Special Designation: NONE

DESCRIPTION:

Location: This area is the backdrop country behind Incline Village and is located on the following Agency maps: F-3; F-4; G-2; G-3; H-1; H-2; H-3; Mt. Rose Quadrangle; and Martis Peak Quadrangle.

Existing Uses: This area serves as a major point of automobile entry into the Basin via the Mount Rose Highway. The highway corridor leading into Incline Village offers excellent viewing opportunities of the Lake. Road access other than the highway is virtually nonexistent. The steep tree covered slopes provide a distinctive scenic backdrop for Incline Village.

Existing Environment: The vegetation of this area is dominated by mixed conifer and red firs although other important plant communities include lodgepole pine, montane shrub, Basin sagebrush, and deciduous riparian vegetation. A high percentage of the land area also includes rocky outcrops with no vegetation. This area together with Plan Area 053 serves as the headwaters to five streams that flow through Incline Village before entering Lake Tahoe. The area is almost entirely classified as high hazard.

PLANNING STATEMENT: This planning area should remain undeveloped to the extent that its natural features and qualities are protected. Resource management should be low level with maximum emphasis on providing opportunities for dispersed recreation.

PLANNING CONSIDERATIONS:

1. The area is suitable for only the least intensive uses due to the preponderance of high hazard lands and potential for avalanche and ground stability hazards.

2. Access to the area is limited to pull-outs along State Route 431 and to areas immediately adjacent to existing development adjoining this plan area.

3. State Route 431 provides excellent views of the lake and other natural landscapes and is subject to TRPA threshold standards.

4. Scenic Roadway Unit 23 is within this area.

5. The Agency Wildlife Map identifies numerous deer migration corridors throughout this Plan Area.
SPECIAL POLICIES:

1. Forest management practices should be limited to those activities that allow control of insect and disease, watershed protection, recreational enhancement, and wildlife habitat improvement. No new highways or roadways should be built in this area.

2. The area shall be managed primarily for its natural qualities and dispersed recreational opportunities.

3. Developed facilities should be limited to those accessible to State Route 431 and should conform to special design criteria so as not to detract from the high quality views from the roadway.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses 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). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

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

Residential: Summer homes (S).

Public Service: Local public health and safety facilities (S), transportation routes (S), pipelines and power transmissions (S), and transmission and receiving facilities (S).

Recreation: Cross country ski courses (S), outdoor recreation concessions (S), and riding and hiking trails (A).

Resource Management: Reforestation (A), sanitation salvage cut (A), selection cut (A), special cut (S), 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 (S), structural wildlife habitat management (S), fire detection and suppression (A), fuels treatment (S), 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 DENSITY, 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.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Summer homes</td>
<td>1 unit per parcel</td>
</tr>
</tbody>
</table>
**RESIDENTIAL BONUS UNITS:** Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 0 units.

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 40 CNEL. The maximum community noise equivalent level for the State Route 431 is 55 CNEL.

**ADDITIONAL DEVELOPED OUTDOOR RECREATION:** The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this 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 additional capacities allowed are measured in persons at one time:

- **SUMMER DAY USES 0 PAOT**
- **WINTER DAY USE 0 PAOT**
- **OVERNIGHT USES 0 PAOT**

**OTHER:** Six 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 implemented. The improvements include, but are not limited to, the following:

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

- Land Use Classification: RESIDENTIAL
- Management Strategy: MITIGATION
- Special Designation: NONE

DESCRIPTION:

Location: This area is located above Country Club Drive and below the Mt. Rose Highway and is found on TRPA maps H-2 and H-3.

Existing Uses: This existing use is generally low density residential. However, some large (more than 5 acres) parcels exist in this area as well. This area is 50 percent built out.

Existing Environment: The land capability is 15 percent moderate hazard, 50 percent high hazard with approximately 35 percent stream environment zone. The land coverage is 15 percent plus an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue as residential, maintaining the existing character of the neighborhood.

PLANNING CONSIDERATIONS:

1. The area has some extensive drainage and stabilization problems. Washoe County is correcting some of these deficiencies with mitigation funds.
2. There are some large parcels of private ownership which are high hazard and have access and SEZ problems.
3. A number of land capability challenges have been processed in the northwest portion of this Plan Area.
4. Scenic Roadway Unit 23 is within this Plan Area.

SPECIAL POLICIES:

1. The area should be subject to an in-depth land capability study.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses 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). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

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

Single family dwelling (A).

Public Service

Local public health and safety facilities (S), transit stations and terminal (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), and public utility centers (S).

Recreation

Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).

Resource Management

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

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, 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.

USE

Residential

Single Family Dwelling

MAXIMUM DENSITY

1 unit per parcel

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 0 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 50 CNEL. The maximum community noise equivalent level for the Highway 431 corridor is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this 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 additional capacities allowed are measured in persons at one time:

SUMMER DAY USES 0 PAOT  WINTER DAY USE 0 PAOT  OVERNIGHT USES 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-1 through 18 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.)
MEMORANDUM

October 31, 1988

To: The Advisory Planning Commission

From: TRPA Staff

Subject: Amendment to Modify the Method of Calculating Mitigation Fees for Multiple Users of Rights-of-Ways

Purpose: The purpose of this amendment is to establish the procedure for determining excess coverage mitigation and BMP retrofitting requirements for projects involving minor utility service line extensions or modifications located within a project area defined as public easement or right-of-way.

Staff requests the APC to review the options and recommend a preferred option for staff to pursue. A copy of this staff summary is being sent to users of easements and rights-of-way for their comments.

Background: Currently the Code considers utility line extensions and modifications as projects. They are subject to the excess coverage mitigation fees of Section 20.5 and the BMP requirements of Chapter 25. When these projects occur in roadway easements or rights-of-way, the utility companies must account for large amounts of excess coverage and expensive roadway BMP requirements that are not directly related to their project and not subject to their control.

Currently staff is taking security deposits on such projects with the hope of resolving this problem in the near future. If the problem is not resolved the security will be applied to obtain the required mitigation.

The Regional Plan Goals and Policies give TRPA direction on applicability of BMP requirements and excess coverage mitigation as follows:
Policy 3, Goal #1, Water Quality Subelement of the Goals and Policies indicates that such projects are subject to the BMP requirements.

APPLICATION OF BMPs TO PROJECTS SHALL BE REQUIRED AS A CONDITION OF APPROVAL FOR ALL PROJECTS.

All projects shall be required, as a condition of approval, to apply Best Management Practices to the project parcel during construction and as follows upon completion of construction:

A. New projects on undeveloped parcels shall require application of BMPs as a condition of project approval.

B. Projects which expand structures or land coverage shall require application of BMPs to those areas affected by the project. The remainder of the site shall require application of BMPs pursuant to C below.

C. Rehabilitation projects shall require the preparation of a plan and schedule for application of BMPs to the entire parcel. The amount of work required pursuant to the project approval shall consider the cost and nature of the project.

Policy 3, Goal #3, Land Use Subelement of the Goals and Policies indicates that such projects are subject to the excess land coverage program. However, the wording is more flexible in its application, because it refers to a program which presumably is described in an ordinance.

REHABILITATION, RECONSTRUCTION, AND UPGRADED OF THE EXISTING INVENTORY OF STRUCTURES, OR OTHER FORMS OF COVERAGE IN THE TAHOE REGION, ARE HIGH PRIORITIES OF THE REGIONAL PLAN. TO ENCOURAGE REHABILITATION AND UPGRADED OF STRUCTURES, THE FOLLOWING POLICIES SHALL APPLY:

A. REPAIR OR RECONSTRUCTION OF BUILDINGS DAMAGED OR DESTROYED BY FIRE OR OTHER CALAMITY SUBJECT TO GOAL #2, POLICY 8 OF THIS SUBELEMENT IS EXEMPT FROM THIS POLICY.

B. RECONSTRUCTION, REHABILITATION, MODIFICATION, RELOCATION, OR MAJOR REPAIR OF STRUCTURES OR COVERAGE OTHER THAN AS SPECIFIED IN A ABOVE MAY BE ALLOWED, PROVIDED SUCH USE IS ALLOWED UNDER THE LAND USE SUBELEMENT, GOAL #2, POLICIES 8, 9 AND 10. FOR PARCELS WITH EXISTING COVERAGE IN EXCESS OF THE BAILEY COEFFICIENTS, A LAND COVERAGE MITIGATION PROGRAM SHALL BE SET BY ORDINANCE, WHICH SHALL PROVIDE FOR THE REDUCTION OF COVERAGE IN AN AMOUNT PROPORTIONAL TO THE COST OF THE REPAIR, RECONSTRUCTION, RELOCATION, REHABILITATION, OR MODIFICATION, AND TO THE EXTENT OF EXCESS COVERAGE. TO ACCOMPLISH THESE REDUCTIONS, PROPERTY OWNERS SHALL HAVE AT LEAST THE FOLLOWING OPTIONS:
i. REDUCING COVERAGE ON-SITE,

ii. REDUCING COVERAGE OFF-SITE IN A HYDROLOGICALLY-RELATED AREA,

iii. PAYING A REHABILITATION FEE IN LIEU OF OFF-SITE COVERAGE REDUCTION IN AN AMOUNT ESTABLISHED BY AGENCY ORDINANCE TO HELP FUND A LAND BANK PROGRAM ESTABLISHED TO ACCOMPLISH COVERAGE REDUCTIONS,

iv. LOT CONSOLIDATION WITH A CONTIGUOUS PARCEL OR LOT LINE ADJUSTMENT TO REDUCE THE PERCENTAGE OF EXCESS COVERAGE ON THE RESULTING PARCELS, OR

v. ANY COMBINATION OF THE FOREGOING OPTIONS.

C. EXISTING COVERAGE MAY BE RELOCATED WITHIN A PARCEL PROVIDED IT IS RELOCATED TO AREAS OF EQUAL OR SUPERIOR ENVIRONMENTAL CAPABILITY, CONSISTENT WITH B ABOVE.

Options: The following options are being considered:

Option #1 (Exempt Minor Utilities) - This option recommends that minor utilities, defined as not being the primary user of a right-of-way, are exempt from the excess coverage mitigation fees and BMP requirements. The primary user or owner is responsible and only projects submitted by such an applicant will trigger the fees and BMPs.

Pro- This option is the simplest to implement in project review and track in the TRPA system.

Con- This option will require plan and ordinance amendments. This would reduce the opportunities for coverage reductions and application of BMPs. TRPA will have to determine and designate the primary user.

Option #2 (User Determination of Fair Share) - This option is the same as above but would require the designated primary user/owner of the right-of-way to co-sign the application. This would give the primary user leverage to get what it considers a fair share of mitigation from the other users. It will require the BMP schedule upon the submittal of the first project and fees would be paid with each project.

Pro- This option is simple for TRPA, and does not reduce the opportunities for coverage reductions and application of BMPs. It permits the opportunity for a sharing of cost.
Memorandum to Advisory Planning Commission
Amendment to Modify the Method of Calculating Mitigation Fees for Multiple Users of Rights-of-Ways
October 31, 1988 Page 4

Con- This option could cause problems with users of the right-of-way since there is no set formula and users may not agree on what are fair shares.

Option #3 (TRPA Determination of Fair Share) - This option would set a formula for excess coverage based on the proportion of land coverage attributed to each user. TRPA would also require a BMP schedule with project user shares identified.

Pro- This option would assure a fair share of mitigation based on a systematic set of rules. Right-of-way users would not have to agree. It is easier to track in the TRPA system. May or may not require ordinance amendment.

Con- This option would require coverage calculations upon submittal of the first project, identification of users and application of a system to attribute the share of the coverage. The BMP schedule would have the same difficulty. This puts the burden of complex determinations on TRPA staff or the first applicant.

Option #4 (Construction Site Project Area) - This option would permit TRPA to establish project area boundaries which are the same as the construction area boundaries. This is permissible under the current ordinance.

Pro- This option would not require an ordinance amendment. No determination of a fair share would be needed because it assigns responsibility to individual geographical areas.

Con- This option is very difficult to track under the TRPA system. Project boundaries will overlap. Land coverage calculations would be difficult. Does not assure applicant will assume a fair share of responsibility.

Staff Recommendation: The staff recommends option #2.
MEMORANDUM

October 31, 1988

To: Advisory Planning Commission

From: TRPA Staff

Subject: Discussion and Recommendation on Adoption of the Redevelopment Plan for the City of South Lake Tahoe and Related Plan Amendments

Purpose: The purpose of this planning matter is to review the following documents relating to the SLT Redevelopment Plan as a "pre-review" for the APC public hearing in December.

-- Administrative Draft SLT Redevelopment Plan
-- Amended PAS and Maps
-- Final EIS/EIR
-- Adopted Chapter 15

This is TRPA's first redevelopment plan, therefore, staff is requesting APC comments on format, content, and adequacy of the documents prior to holding a public hearing.

Background: TRPA has been working with the City of South Lake Tahoe and other interested parties for two years to develop, adopt and implement a redevelopment plan. In September the TRPA adopted Chapter 15 which allows for the adoption of the South Lake Tahoe Demonstration Plan (See Section 15.11).

The SLT Redevelopment Plan (copy enclosed) is currently being drafted in compliance with the requirements of Chapter 15. Also, there are minor plan area amendments (e.g. boundary, policies and uses) that will be required (copies attached).

GWB:rdh 10/31/88
Memorandum to Advisory Planning Commission
Discussion and Recommendation on Adoption of the
Redevelopment Plan for the City of South Lake Tahoe
and Related Plan Amendments
October 31, 1988

Starting in November, the preparation of the SLT Redevelopment Project #1 and supplemental EIS will commence. This is the main project which has been the focus of attention and includes the Embassy Suite Hotel, Tahoe Marina Hotel, the Ski Run Marina, a commercial shopping center, a public beach and park, and a wetlands. This project is scheduled for review in March, 1989. The individual sub-projects listed above may proceed afterwards in conformance with the Project #1 approval.

Also, at the same time, projects such as the drainage basins and the loop road are being readied for project funding and approval in the near future. The APC should be aware that a development agreement is being drafted to help assure implementation of the redevelopment plan and is scheduled to be signed after the adoption of the plan. The development agreement also contains agreements relating to issues not directly related to the redevelopment plan itself. Parties proposing to be signators are the proponents of the Embassy and Ski Run projects, the Redevelopment Agency, the California Attorney General, the League to Save Lake Tahoe, and TRPA.

Issues to be Discussed: Prior to the December APC meeting, staff would like the APC comments on the following:

1. Does the Final EIS/EIR cover the impacts related to adopting the redevelopment plan? Project #1 will be covered by a supplemental EIS.

2. Is the format of the redevelopment plan adequate for planning purposes? Is it clear which regulations apply to which projects? What is concept and what is regulation? What is subject to review and by what agency? What benefits will result? When?

3. Are the requirements of Chapter 15 being met? Does the plan meet the content requirements of Subsection 15.10.D? Is there enough evidence to make the findings of Subsection 15.11.B (4) and 15.11.A?

4. Have the plan and the EIS demonstrated the ability to achieve the targets of 15.11.F?
089B -- CALIFORNIA SOUTH STATELINE RESORT AREA

PLAN DESIGNATION:

Land Use Classification
TOURIST

Management Strategy
REDIRECTION

Special Designation
PRELIMINARY COMMUNITY PLAN AREA

ELIGIBLE FOR REDEVELOPMENT PLANS

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 a hotel/motel area on the California side 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 percent 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 major visitor tourist center 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.

8. The USFS has identified bald eagle habitat in this Plan Area.

9. The South Lake Tahoe Demonstration Redevelopment Plan is in this plan area.

SPECIAL POLICIES:

1. Redirection in PAS 089A, 089B, 091, 092 should be consistent with an adopted Redevelopment Plan and Community Plan. These plans may include consideration of additional building height consistent with that permitted by the Code of Ordinances.

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 public financial assistance to accomplish this goal.

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. Residential 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.

8. All activities within the South Lake Tahoe Demonstration Redevelopment Plan Area shall be subject to the special provisions of the adopted redevelopment plan.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses 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). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.
**General List:** The following list of permissible uses is applicable throughout the Plan Area.

**Residential**
- Employee housing (S), multiple family dwelling (S), multi-person dwelling (S), nursing and personal care (S), residential care (S), and single family dwelling (S).

**Tourist Accommodation**
- Bed and breakfast facilities (A), hotels, motels, and other transient dwelling units (A), timeshare (hotel/motel design) (S), and timeshare (residential design) (S).

**Commercial**
- Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), broadcasting studios (A), business support services (A), financial services (A), health care services (A), personal services (A), professional offices (A), repair services (A), schools - business and vocational (S), schools - pre-schools (S), secondary storage (S), and vehicle storage and parking (S).

**Public Service**
- Churches (A), cultural facilities (A), day care centers (A), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

**Recreation**
- Day use areas (A), participant sports facilities (S), sport assembly (S), beach recreation (A), boat launching facilities (S), outdoor recreation concessions (A), marinas (S), riding and hiking trails (S), and visitor information center (S).

**Resource Management**
- Reforestation (A), sanitation salvage cut (A), Management 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).

**Shorezone:** Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

**Tolerance District 1**

**Primary Uses**
- Water oriented outdoor recreation concessions (A), beach recrea-
Accessory Structures

- Buoys (A), piers (S), fences (S), boat ramps (S), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (A).

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 DENSITY, 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.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Multiple Family Dwelling</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-person Dwelling</td>
<td>25 people per acre</td>
</tr>
<tr>
<td>Nursing and Personal Care</td>
<td>25 people per acre</td>
</tr>
<tr>
<td>Residential Care</td>
<td>25 people per acre</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>As per the limitations above</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>10 units per acre</td>
</tr>
<tr>
<td>Hotel, Motel and other</td>
<td></td>
</tr>
<tr>
<td>Transient Units</td>
<td></td>
</tr>
<tr>
<td>- with less than 10% of units with kitchens</td>
<td>40 units per acre</td>
</tr>
<tr>
<td>- with 10% or more units with kitchens</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Timeshare</td>
<td>As per the limitations set forth in this table</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td>Recreation Vehicle Parks</td>
<td>10 sites per acre</td>
</tr>
</tbody>
</table>

**RESIDENTIAL BONUS UNITS:** Pursuant to Chapter 35, the maximum number of residential bonus
units which may be permitted for this Plan Area is 145 units.

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 60 CNEL. The maximum community noise equivalent level for the Highway 50 corridor is 65 CNEL.

**ADDITIONAL DEVELOPED OUTDOOR RECREATION:** The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this 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 additional capacities allowed are measured in persons at one time:

- **SUMMER DAY USES 100 PAOT**
- **WINTER DAY USE 0 PAOT**
- **OVERNIGHT USES 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-1 through 18 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 Scenic Quality Implementation Program for the Highway 50 corridor. (To be completed.)
PLAN DESIGNATION:

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

DESCRIPTION:

Location: This is the commercial strip along both sides of Ski Run Boulevard 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 G-17.

Existing Uses: This area includes numerous motels, Ski Run Marina, miscellaneous commercial services and a few residential uses. The area is 95 percent 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 75 percent SEZ, with the other 25 percent being low hazard. The shoreline is tolerance district 1. The land coverage is 65 percent plus an additional 20 percent 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. Additional fire hydrants are needed in this area.
6. The SEZ in this area should be considered for reclassification to man-modified.
7. This area would be a good location for a redevelopment demonstration project.

The South Lake Tahoe Demonstration Redevelopment Plan is in this plan area.
8. 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. Community Plan and Redevelopment Plans should consider long term improvements anticipated for the Heavenly Valley Ski Area base facility and development in PAS 089A, 089B, 091, and 092.

2. The stream environment zones in this area shall be evaluated as soon as possible. They should then be designated for restoration or reclassification.

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 corridor.

8. All activities within the South Lake Tahoe Demonstration Redevelopment Plan shall be subject to the special provisions of the adopted redevelopment plan.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses 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). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

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

Residential

- Employee housing (S), multiple family dwelling (A), multi-person dwelling (S), nursing and personal care (S), residential care (S), and single family dwelling (S).

Tourist Accommodation

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

Commercial

- Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), mail order and vending (A), nursery (S), outdoor retail sales (S), service stations (A), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), animal husbandry services (S), auto repair and service (S), broadcasting studios (A), business support services (A), contract construction services (S), financial services (A), health care services (A), personal services (A), professional offices (A), repair
services (A), schools - business and vocational (S), schools - preschools (S), secondary storage (S), small scale manufacturing (S), and vehicle storage and parking (S).

Public Service

Churches (A), cultural facilities (A), day care centers (A), government offices (S), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving areas (S).

Recreation

Day use areas (A), participant sports facilities (S), beach recreation (A), boat launching facilities (S), outdoor recreation concessions (A), marinas (S), and visitor information center (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).

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 1

Primary Uses

Water oriented outdoor recreation concessions (A), beach recreation (A), water borne transit (A), boat launching facilities (S), tour boat operations (A), safety and navigation devices (A), and marinas (S).

Accessory Structures

Buoy (A), piers (multiple use only) (S), fences (S), boat ramps (S), shoreline protective structures (S), and water intake lines (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, 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.

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<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel</td>
</tr>
</tbody>
</table>
Multiple Family Dwelling  15 units per acre
Multi-person Dwelling  25 people per acre
Nursing and Personal Care  25 people per acre
Residential Care  25 people per acre
Employee Housing  As per the limitations above
Tourist Accommodation
Bed and Breakfast  10 units per acre
Hotel, Motel and other
Transient Units
-with less than 10%
of units with kitchens  40 units per acre
-with 10% or more units
with kitchens  15 units per acre
Timeshare  As per the limitations
set forth in this table

RESIDENITAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 0 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 60 CNEL. The maximum community noise equivalent level for the Highway 50 corridor is 65 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this 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 additional capacities allowed are measured in persons at one time:

SUMMER DAY USES 0 PAOT  WINTER DAY USE 0 PAOT  OVERNIGHT USES 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-1 through 18 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 Scenic Quality Implementation Program for the Highway 50 corridor. (To be completed.)
092 -- PIONEER/SKI RUN

PLAN DESIGNATION:

Land Use Classification: RESIDENTIAL
Management Strategy: REDIRECTION
Special Designation: ELIGIBLE FOR REDEVELOPMENT PLANS
TDR RECEIVING AREA FOR:
1. Existing Development
2. Multi-Residential Units
PREFERRED AFFORDABLE HOUSING AREA
SCENIC RESTORATION
MULTI-RESIDENTIAL INCENTIVE PROGRAM

DESCRIPTION:

Location: This is the residential area enclosed by Highway 50, Ski Run Boulevard and the Caltrans right-of-way for the bypass (runs parallel to Pioneer Drive). This area is located on TRPA map H-17.

Existing Uses: This area contains a mixture of old and new residential uses, from summer cabins to condominiums. This area has some motel and commercial uses. Portions of this area are 80 percent built out.

Existing Environment: This area is 30 percent SEZ and the rest is classified low hazard. The land coverage is 40 percent with an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue to be residential with improvements made to upgrade that character.

PLANNING CONSIDERATIONS:

1. This area is characterized by poor subdivision design with small lot grid design.
2. Traffic congestion is a recognized problem on Pioneer Trail. This traffic impacts adjacent residential areas.
3. Local flooding is a frequent problem in this area, especially in those areas near Highway 50.
4. The proposed alignment for the Montreal Extension passes through this area.
5. The neighborhood areas are in a declining state and Pioneer Trail is non attainment in scenic thresholds.
6. Residents of the area are frequent transit users.
7. The overcrowding of residential units is a recognized problem.

8. The South Lake Tahoe Demonstration Redevelopment Plan is in this plan area.

SPECIAL POLICIES:

1. Redevelopment of this area should be consistent with all adopted redevelopment plans.

2. Evaluation of SEZs in this area and encouragement of restoration and reclassification should be a high priority.

3. Consolidation of Plan Area Statements 90 and 92 may be required for effective redevelopment.

   All activities within the South Lake Tahoe Demonstration Redevelopment Plan Area shall be subject to the special provisions of the adopted redevelopment plan.

4. Uses within the bypass corridor are limited to residential units without permanent foundations, pending resolution over the future use of the bypass corridor.

5. Commercial development shall be limited to parcels whose use was commercial at the effective date of the plan. Additional commercial development shall be limited to areas in approved redevelopment plans.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses 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). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

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

- **Residential**
  - Single family dwelling (A), employee housing (S), multiple family dwellings (A), and multi-person dwellings (S).

- **Commercial**
  - Eating and drinking places (S), food and beverage retail sales (S), business support services (S), personal services (S), professional offices (S), and repair services (S).

- **Public Service**
  - Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), churches (S), local post offices (S), and day care centers (S).

- **Recreation**
  - Participant sports (S) and day use areas (A).

- **Resource Management**
  - Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant
MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, 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.

<table>
<thead>
<tr>
<th>USE</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Multiple Family Dwellings</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Multi-person dwellings</td>
<td>25 persons per acre</td>
</tr>
</tbody>
</table>

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 190 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this 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 additional capacities allowed are measured in persons at one time:

SUMMER DAY USES 0 PAOT  WINTER DAY USE 0 PAOT  OVERNIGHT USES 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-1 through 18 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 Scenic Quality Implementation Program for Pioneer Trail. (To be completed.)
PLAN DESIGNATION:

- Land Use Classification: Residential
- Management Strategy: Mitigation
- Special Designation: TDR Receiving Area for:
  1. Existing Development
  
  PREFERRED AFFORDABLE HOUSING AREA
  MULTI-RESIDENTIAL INCENTIVE PROGRAM
  ELIGIBLE FOR REDEVELOPMENT PLANS

DESCRIPTION:

Location: This area is located south of Highway 50 between Ski Run Boulevard and Bijou Meadow and is located on TRPA maps G-17 and H-17.

Existing Uses: This is an older residential area of mixed residential uses and includes the Bijou Elementary School. The area is 90 percent built out.

Existing Environment: The lands in this area are classified as 70 percent low hazard and 30 percent SEZ. The area has 30 percent hard coverage with an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue as residential, maintaining the existing character of the neighborhood.

PLANNING CONSIDERATIONS:

1. The SEZ has been altered due to single family unit development.
2. This area has deteriorating housing.
3. There is a major drainage problem in this area.
4. The existing Caltrans right-of-way passes through this area.
5. The South Lake Tahoe Demonstration Redevelopment Plan is in this plan area.

SPECIAL POLICIES:

1. Encourage stream restoration in this area in conjunction with the improvement of existing drainage problems.
2. Encourage the improvement of multiple housing units.
3. Encourage the consolidation of small parcels through the redevelopment process.

4. Retain Bijou School and the mini-park as recreation areas. Provide opportunities for expansion.

5. Senior citizen housing should be encouraged in this area.

6. All activities within the South Lake Tahoe Demonstration Redevelopment Plan Area shall be subject to the special provisions of the adopted redevelopment plan.

**PERMISSIBLE USES:** Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses 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). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

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

**Residential**
- Single family dwelling (A), employee housing (S), multiple family dwellings (A), and multi-person dwellings (S).

**Public Service**
- Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), churches (S), schools - kindergarten through secondary (A), publicly owned assembly and entertainment (S), cultural facilities (S), and day care centers (S).

**Recreation**
- Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).

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

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 DENSITY, 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.

**USE** | **MAXIMUM DENSITY**
--- | ---
**Residential** |  
Single Family Dwelling | 1 unit per parcel  
Multiple Family Dwellings | 15 units per acre  
Multi-person Dwellings | 25 persons per acre
RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 50 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this 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 additional capacities allowed are measured in persons at one time:

SUMMER DAY USES 0 PAOT  WINTER DAY USE 0 PAOT  OVERNIGHT USES 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-1 through 18 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.)
CHAPTER 15
REDEVELOPMENT PLANS

Chapter Contents

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15.11 South Lake Tahoe Demonstration Plan

15.0 Purpose: This chapter sets forth the provisions for development and adoption of redevelopment plans pursuant to the Goals and Policies and as provided for in the plan area statements.

15.1 Applicability: This chapter authorizes and shall apply only to redevelopment plans which utilize the provisions of this chapter. Eligible redevelopment plan areas shall be in adopted community plans which are predominantly urbanized (Subsection 15.2.A), blighted (Subsection 15.2.B), and designated in the applicable plan area statement as eligible for redevelopment plans or as specifically authorized as a demonstration plan by this chapter (Section 15.11). Only public entities empowered by applicable state law to engage in redevelopment may propose redevelopment plans and projects. Following adoption of a redevelopment plan, projects within the redevelopment plan boundaries shall be consistent with the provisions of the redevelopment plan. Adoption of a redevelopment plan shall not be construed as approval of a project included in the redevelopment plan.

15.2 Definitions: The following terms are defined as set forth below:

15.2.A Predominantly Urbanized Area: A predominantly urbanized area is one in which not less than 80 percent of the privately-owned property in the redevelopment plan area has been or is currently developed for urban uses.
15.2.B Blighted Area: A blighted area is characterized by properties which suffer from economic dislocation, deterioration or disuse because three or more of the following factors cause a reduction or lack of proper utilization of the area to such an extent that the blight constitutes a serious physical, social, environmental or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone:

1. The existence of parcels of irregular form and shape and inadequate size for proper usefulness and development.
2. The layout of parcels in disregard of the contours and other topographical or physical characteristics of the ground and surrounding conditions.
3. The existence of inadequate public improvements, public facilities, open space, and utilities which cannot be remedied by private or governmental action without redevelopment.
4. A prevalence of depreciated values, impaired investments, and social and economic maladjustment.
5. The existence of substandard public or private facilities or improvements, insufficient open space, poor scenic quality, insufficient transportation systems, air quality problems, or insufficient water quality protection systems, such that there is non-compliance with the applicable environmental threshold carrying capacities.

15.2.C Urban Uses: Urban uses are the uses classified in Chapter 18 as residential, tourist accommodation, commercial, public service, urban recreation or similar uses commonly found in urban areas.

15.2.D Redevelopment Project Area: A redevelopment project area is a designated project area, including contiguous, adjacent, and noncontiguous parcels, that is a predominantly urbanized and blighted area within a redevelopment plan area and which project area is established through land assembly with public assistance. The redevelopment plan shall select and designate a main project area consisting of contiguous and adjacent parcels. Parcels not contiguous or adjacent to the main project area, as it is designated in the redevelopment plan, may be considered as part of the redevelopment project area if:

1. The public benefits related to the noncontiguous parcels are integrated throughout the redevelopment project area;
2. The noncontiguous parcels are within the same watershed;
3. Each noncontiguous parcel contains structures covering at least 70 percent of the parcel;
(4) The noncontiguous parcels are assembled with public assistance; and

(5) The project area receives substantial public assistance.

15.2.E Redevelopment Plan Area: A contiguous area of land that has been found by TRPA to be in an adopted community plan, which is predominantly urbanized (Subsection 15.2.A), blighted (Subsection 15.2.B), and is designated in the applicable plan area statement as eligible for redevelopment plans.

15.2.F Irrevocable Commitment: For purposes of this chapter, irrevocable commitment to fund each priority public benefit or related mitigation measure pursuant to Subparagraphs 15.10.D (4) and (5) (collectively referred to in this subsection as "measures") shall mean the following:

(1) The public entity funding the measure or when necessary, the electorate, has made all discretionary decisions required for the issuance of the bonded indebtedness under applicable state law and that only ministerial acts necessary to the issuance of any such bonded indebtedness and the receipt of funds therefrom remain to be completed. Any such funds shall be finally committed to, and available for, expenditure for the measures,

(2) The application for state and federal grant monies has received approval and such grant monies are included in a duly enacted state budget or a legislative appropriation or federal authorization and appropriation. Any such funds shall be finally committed to, and available for, expenditure for such public improvements in accordance with the final or demonstration redevelopment plan,

(3) The measures are approved and funded as part of a public entity's capital improvement program,

(4) Where the funding of the measures is the responsibility of the developer, TRPA shall ensure that the public entity shall have received sufficient funds or an acceptable security to fully fund the measures,

(5) The public entity funding the measure has received a funded commitment from another public entity as described in (1) through (3) above, or

(6) Any combination of (1) through (5) above.
15.3 Establishment Of Redevelopment Plans: Adopted redevelopment plans shall be established on the TRPA Plan Overlay Maps pursuant to Chapter 12 and in the document entitled Regional Plan for the Lake Tahoe Basin, Special Plans.

15.4 Eligibility: Plan Areas not designated as eligible for redevelopment plans may be so designated if the Governing Board makes the following findings prior to amending the plan area statement to make it eligible for redevelopment plans:

15.4.A Goals and Policies: A redevelopment plan in the plan area would be consistent with the Goals and Policies.

15.4.B Community Plan Designation: An adopted community plan designates a predominantly urbanized and blighted area within the plan area for redevelopment.

15.4.C Elimination of Blight: Redevelopment is the most effective way to eliminate blight in the designated area and has been demonstrated by professionally prepared economic studies to be financially feasible.

15.4.D Conditions of Dislocation and Maladjustment: Redevelopment will relieve conditions of economic, social, or environmental dislocation or maladjustment and should not create new unmitigatable economic, social, or environmental impacts.

15.5 Time Limits: Redevelopment plans shall take effect upon adoption and shall remain in effect until amended or revoked by TRPA.

15.6 Relationship To Plan Area Statements And Community Plans: Redevelopment plans shall be consistent with plan area statements and community plans as follows:

15.6.A Plan Area Statements: A redevelopment plan shall be consistent with applicable provisions of plan area statements as they may be amended from time to time.

15.6.B Community Plans: Except for the demonstration plan provided for in this chapter, no redevelopment plan shall be adopted unless it is within an adopted community plan.

15.7 Relationship To Goals And Policies And The Code: Redevelopment plans shall be consistent with the Goals and Policies and with the Code, as they may be amended from time to time.

15.8 Redevelopment Plan Standards: All projects within a redevelopment plan area shall be subject to the standards of this chapter and to the standards of the Code applicable to projects within an adopted community plan except as follows:
15.8.A Redevelopment Project Areas (Contiguous and Adjacent Parcels): Redevelopment project areas which contain contiguous and adjacent parcels may elect to be subject to the provisions of Section 15.9.

15.8.B Redevelopment Project Areas (Noncontiguous Parcels): Redevelopment project areas which contain noncontiguous parcels shall be subject to the provisions of Section 15.9.

15.8.C Individual Projects Not In A Redevelopment Project Area: Projects not in a redevelopment project area shall not be subject to the provisions of Section 15.9.

15.9 Special Redevelopment Project Area Standards: In addition to other provisions of the Code, the following site development standards apply to projects within redevelopment project areas:

15.9.A Land Coverage Limitations: A redevelopment project area shall be considered the "project area" for purposes of implementing the land coverage requirements of Chapter 20 and the subparagraphs below. The permissible land coverage within redevelopment project areas shall be calculated in accordance with the subparagraphs below:

(1) Commercial/Public Service Uses: In redevelopment project areas redeveloped for primarily commercial or public service use, total existing coverage shall be reduced by 15 percent if existing coverage is 70 percent or less. An additional reduction of one percent for each two percent of coverage exceeding 70 percent shall be required if the coverage exceeds 70 percent. The following table contains example calculations:

<table>
<thead>
<tr>
<th>Existing Coverage</th>
<th>Required Reduction</th>
<th>Net Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>70% or less</td>
<td>15%</td>
<td>59.5% or less*</td>
</tr>
<tr>
<td>75%</td>
<td>17.5%</td>
<td>61.9%</td>
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<tr>
<td>80%</td>
<td>20%</td>
<td>64%</td>
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<tr>
<td>85%</td>
<td>22.5%</td>
<td>65.9%</td>
</tr>
<tr>
<td>90%</td>
<td>25%</td>
<td>67.5%</td>
</tr>
<tr>
<td>95%</td>
<td>27.5%</td>
<td>68.9%</td>
</tr>
<tr>
<td>100%</td>
<td>30%</td>
<td>70%</td>
</tr>
</tbody>
</table>

* Net coverage shall not be more restrictive than the Bailey coefficients.
(2) **Tourist/Multi-Residential Uses:** In redevelopment project areas redeveloped primarily for tourist accommodation or multi-residential use, total existing coverage shall be reduced by 25 percent if existing coverage is 50 percent or less. An additional reduction of one percent for each two percent of coverage exceeding 50 percent shall be required if the coverage exceeds 50 percent. The following table contains example calculations:

<table>
<thead>
<tr>
<th>Existing Coverage</th>
<th>Required Reduction</th>
<th>Net Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>50% or less</td>
<td>25%</td>
<td>37.5% or less*</td>
</tr>
<tr>
<td>60%</td>
<td>30%</td>
<td>42%</td>
</tr>
<tr>
<td>70%</td>
<td>35%</td>
<td>45.5%</td>
</tr>
<tr>
<td>80%</td>
<td>40%</td>
<td>48%</td>
</tr>
<tr>
<td>90%</td>
<td>45%</td>
<td>49.5%</td>
</tr>
<tr>
<td>100%</td>
<td>50%</td>
<td>50%</td>
</tr>
</tbody>
</table>

* Net coverage shall not be more restrictive than the Bailey coefficients.

(3) **Mixed Uses:** The coverage reduction requirements for mixed uses of subparagraphs (1) and (2) above shall be adjusted based on the proportion of the gross floor area utilized for the categories of use. Uses not included in subparagraphs (1) and (2) shall not be included in the calculations to determine the proportion.

Example: If the redevelopment project area proposes 10,000 square feet of commercial floor area and 20,000 square feet of tourist accommodation floor area. The portion of commercial is .33 and the portion of tourist is .66. The existing coverage is 80 percent. The reduction without mixed use for commercial would be 20 percent and for tourist would be 40 percent.

\[
\text{.33} \times 20\% = 6.7\%
\]
\[
\text{.67} \times 40\% = 26.7\%
\]
\[
\frac{33.4\%}{33.4\%} \text{ required reduction}
\]

15.9.B **Density:** For the purpose of calculating maximum permissible densities, the entire redevelopment project area may be considered the "project area" pursuant to Chapter 21. Approval of projects within a redevelopment project area shall be subject to the special use findings in Subparagraphs 18.1.B(1) and (2), unless the same findings are made and adopted as part of the redevelopment plan.
15.9.C Grading Standards: Basement excavation may be permitted as an additional exception to the provisions in Subsection 64.7.B if the basement will not create groundwater interference. Basements shall be designed and constructed such that no damage occurs to mature trees, including root systems and hydrologic conditions of the soil, which are determined to be necessary for the screening of the building. To ensure protection of the trees necessary for screening, a special tree protection report shall be prepared by a qualified professional identifying measures required to ensure damage will not occur to mature trees as a result of basement excavation or construction.

15.9.D Relocation of Development: Relocation of development within a redevelopment project area shall be considered the same as a relocation of development on a single parcel and not subject to the provisions of Chapter 34.

15.9.E Best Management Practices: Permanent BMPs, including retrofitting, shall be required for the entire redevelopment project area as a condition of approval of any project in the redevelopment project area.

15.9.F Merger of Redevelopment Project Area: The parcels within the redevelopment project area shall have recorded against them a deed restriction or other covenant running with the land, permanently assuring that the calculations for land coverage, density, parking, height, and impact mitigation for the parcels shall always be made as if the parcels had been legally merged.

15.9.G Transfer of Redevelopment Retirement Requirement: Notwithstanding Subparagraph 34.4.B(6), projects which rely on transfer of existing development shall demonstrate prior to occupancy adequate sewer capacity and unit of use retirement pursuant to Section 34.5.

15.10 Redevelopment Plan Process: Except as set forth in Section 15.11, public entities eligible to prepare redevelopment plans pursuant to applicable state law shall develop redevelopment plans in accordance with the following procedures:

15.10.A Selection Of Redevelopment Plan Area: The public entity, in cooperation with TRPA, shall select a proposed redevelopment plan area, including boundaries, consistent with applicable state law, and this chapter. TRPA shall determine that the area is suitable for redevelopment consistent with this chapter prior to commencement of the preliminary plan. The public entity shall submit studies, or such other information as TRPA may reasonably require, to demonstrate the economic feasibility of proceeding with a preliminary redevelopment plan for the area, and the economic and environmental benefits which may be obtained from the proposed redevelopment.
Preparation Of Preliminary Redevelopment Plans: Upon selection of a redevelopment plan area in accordance with Subsection 15.10.A, the public entity shall prepare, in cooperation with TRPA, a preliminary redevelopment plan. A preliminary redevelopment plan shall contain the following information:

(1) An environmental assessment (EA) prepared in accordance with Subsection 5.3.A, including sufficient information, as may be required by TRPA, to allow TRPA to evaluate the proposed changes in land use and the environmental impacts that may result.

(2) A description of the proposed redevelopment plan area boundaries and project area boundaries including a preliminary determination of which areas are blighted and urbanized.

(3) A general statement of the proposed land uses, anticipated development, proposed targets and objectives related to attainment and maintenance of environmental thresholds, layout of the principal streets and transportation patterns, and a general description of the standards to be used for redevelopment of the area.

(4) A general statement of how the proposed redevelopment plan conforms to the provisions of the Goals and Policies, the applicable plan area statements, the Code, and the environmental thresholds.

(5) A general description of the provisions for existing and new affordable housing and the expected impact of the proposed redevelopment plan on the residents of the redevelopment plan area and surrounding neighborhoods.

(6) A statement of how the preliminary plan differs from and conforms to the adopted community plan, including a re-evaluation of items required by Subparagraphs 14.6.C (1) through (7), inclusive, and other items prescribed by TRPA as appropriate to deal with new or changed circumstances arising subsequent to the adoption of the community plan.

(7) An economic feasibility and needs assessment.

(8) Such other information as TRPA may reasonably require to evaluate the proposed redevelopment plan.

(9) Reasonable provisions for public participation, including notice to, and comment by, affected property owners and residents.
15.10.C Action On Preliminary Redevelopment Plans: The Advisory Planning Commission shall review preliminary redevelopment plans and make recommendations to the Governing Board. The Governing Board shall review and either approve, deny or modify the preliminary redevelopment plan. Approval of a preliminary plan shall be construed only as approval to proceed and analyze a final redevelopment plan and shall not obligate TRPA to any future approval of a final plan. Upon approval of a preliminary redevelopment plan, the applicant shall have five years to submit a final redevelopment plan in accordance with Subsection 15.10.D. If a final plan is not submitted within five years, a new preliminary plan shall be required prior to submittal of a final redevelopment plan.

15.10.D Preparation Of Final Redevelopment Plans: In addition to compliance with applicable state laws, final redevelopment plans shall be consistent with the approved preliminary redevelopment plan, shall comply with Subparagraphs 14.6.C(1) through (7), inclusive, and shall include the following:

1. A program and schedule for bringing all roadway and shoreline units, or segments thereof, which are located within a redevelopment plan area into attainment with the scenic resources travel route rating thresholds. The schedule shall demonstrate that threshold attainment is feasible on or before July 1, 2007. Redevelopment plans shall contain design guidelines with which all subsequent projects within the redevelopment plan area shall conform. Such guidelines shall be equal to or superior to those adopted by TRPA.

2. A description of the proposed methods of financing the redevelopment projects that are part of the final redevelopment plan.

3. A description and schedule of the mitigation measures and public benefits that are required to be implemented as a part of the plan.

4. A list and schedule of priority public benefits and related mitigation measures that are required to be implemented to attain the identified environmental targets.

5. For each redevelopment project, a list of related mitigation measures and priority public benefits, required as conditions of approval.

6. A plan and schedule to implement Best Management Practices as set forth in Chapter 25 to all parcels within the redevelopment plan area.
(7) A program to ensure that affordable housing is provided as part of a redevelopment plan to the extent required by applicable state law and to meet the needs created by redevelopment projects. Redevelopment shall not cause any loss of affordable housing units without replacement of such units with as many or more affordable units and in equally or better structural condition. If the required affordable housing is located outside a redevelopment plan area, the affordable housing shall be located no further than one-half of a mile from the redevelopment plan boundary, except that if shuttle service is provided, the distance shall be no more than three-quarters of a mile.

(8) A program to ensure that the redevelopment plan shall not result in a net increase in the amount of land coverage existing within the redevelopment plan area prior to adoption of the redevelopment plan.

(9) A redevelopment plan shall address the use of parcels or other lands from which development or development rights are transferred. A redevelopment plan shall also include revegetation and maintenance of the open spaces which are created as a result of the transfers.

(10) A recreation needs assessment, which identifies existing recreational needs within the redevelopment plan area and any additional recreational needs created by the redevelopment plan, and a recreation development program and schedule which meets the identified needs.

(11) Such other information as TRPA may reasonably require to review and approve the final redevelopment plan.

15.10.E Process for Final Redevelopment Plans: Final redevelopment plans shall be processed in accordance with the following provisions:

(1) Referral To Advisory Planning Commission: The APC shall review and make recommendation to the Governing Board prior to adoption of a final redevelopment plan. The Advisory Planning Commission shall consider the recommendations and comments of the local government, other responsible public agencies and the public. APC review, to the extent possible, shall be coordinated with local government review procedures.

(2) Governing Board Action: The final redevelopment plan shall be considered as a regional plan amendment and the Governing Board shall approve, deny or modify the final redevelopment plan.
15.10.F Findings For Adoption: Prior to adopting a redevelopment plan and in addition to any other required findings, TRPA shall find:

(1) The plan is consistent with the Goals and Policies;
(2) The plan is consistent with the Code;
(3) The plan is consistent with the applicable plan area statement and adopted community plan;
(4) The plan is consistent with the adjacent PASs or any inconsistencies are identified and evaluated and measures specified to correct the inconsistencies.
(5) The plan does not propose the development of residential units, tourist accommodation units, commercial floor area, recreational PACTs or other projects, in excess of applicable limits set forth in the Regional Plan;
(6) The plan is substantially more likely to result in progress toward the attainment and maintenance of environmental threshold carrying capacities than the adopted community plan;
(7) Affordable housing is provided as part of a redevelopment plan to the extent required by applicable state law and to meet the needs identified in Subparagraph 15.10.D (7);
(8) The redevelopment plan shall not result in a net increase in the amount of land coverage existing within the redevelopment plan area prior to adoption of the redevelopment plan;
(9) The redevelopment plan includes the programs and schedules required by Subsection 15.10.D and the redevelopment plan demonstrates attainment of the targets and requirements of Subsection 15.10.D;
(10) The provisions of Subsection 15.10.G have been met in regards to Subparagraph 15.10.D (5); and
(11) The redevelopment plan in conjunction with other adopted plans and programs of TRPA shall attain and maintain thresholds.

15.10.G Security for Improvements: Redevelopment plans shall ensure that redevelopment projects for which a related mitigation measure or priority public benefit are required to be implemented as a condition of approval (collectively referred to in this subsection as measures) specified in Subparagraph 15.10.D(4) and (5), shall guarantee implementation of such measures as follows:

(1) Project Funding: Prior to the commencement of construction of any project which relies on the use of a measure as specified in Subparagraph 15.10.D(4) and (5), the public entity submitting the redevelopment plan shall demonstrate for each project, that it has obtained or secured an irrevocable commitment to funding the public improvements specified in 15.10.D(4) and (5).
(2) Project Completion: For each irrevocable commitment, the public entity submitting the redevelopment plan shall provide sufficient evidence of intent and ability to complete the measures.

(3) Project Approval: TRPA shall require, as a condition of approval, of any project which relies on the use of a measure as specified in Subparagraph 15.10.D(5), that plans for such measure be approved by all agencies of jurisdiction prior to commencement of construction of the redevelopment project.

15.10.H Redevelopment Plan Amendments: Amendments to redevelopment plans shall be subject to the applicable provisions of this chapter.

15.10.I Concurrent Plans: The preparation and adoption of a redevelopment plan may be done concurrently with the preparation and adoption of a community plan or amendments to a community plan.

15.11 South Lake Tahoe Demonstration Redevelopment Plan: As a demonstration redevelopment plan, TRPA may, prior to the adoption of a community plan, adopt a redevelopment plan for the Stateline to Ski Run areas of South Lake Tahoe. Redevelopment projects within this demonstration plan area relying on the provisions of this chapter, but not relying on community plan incentives, may be approved prior to adoption of the community plan for the affected area provided TRPA makes the following findings.

15.11.A Eligible Areas For Demonstration Redevelopment Plan And Necessary Findings: TRPA may approve demonstration redevelopment for those areas of Plan Areas 089B (California South Stateline Resort Area), 091 (Ski Run) and 092 (Pioneer/Ski Run) which are eligible pursuant to Section 15.4. and 14.3 as shown on the preliminary redevelopment plan map approved by the South Lake Tahoe Redevelopment Agency on June 28, 1988. Prior to adoption of the South Lake Tahoe Demonstration Redevelopment Plan and prior to approval of additional building height pursuant to Subsection 15.11.E, TRPA shall make the following findings:

(1) That a 2000 feet linear park and bikeway is provided as part of the plan.

(2) That the Stateline site project is on the landward side of Highway 50, adjacent to a cluster of high rise buildings where there is a high floor area ratio (approximately 1.0), provides a transition in height from high rise to low rise, and is 50 percent lower in height than the adjacent high rise building.
(3) That public open space in the demonstration redevelopment plan area is being provided by redevelopment projects consolidating development in the same jurisdiction through design and room retirement of which 80 percent is occurring within the redevelopment plan area.

(4) That additional public access to Lake Tahoe and 10,000 square feet or more of additional public beach are being provided by redevelopment projects.

(5) That additional public access to Lake Tahoe through marina facilities is being provided by redevelopment projects.

(6) That additional open views of Lake Tahoe from Highway 50 of at least 150 feet of width of view corridor, exclusive of existing public rights-of-way are being provided by redevelopment projects.

(7) That at least four acres of additional wetlands or SEZ restoration are being provided by redevelopment projects.

(8) That a project is located next to a major water/land transportation interface and both hotel projects are in close proximity to a major ski area.

15.11.B Special Process: The City of South Lake Tahoe Redevelopment Agency may elect to process the demonstration redevelopment plan as otherwise set forth in this chapter or as follows:

(1) Preparation and Approval of a Preliminary Demonstration Redevelopment Plan: The requirements for preparation and approval of the preliminary plan shall be waived.

(2) Preparation of Final Demonstration Redevelopment Plan: The final demonstration redevelopment plan shall be prepared by the South Lake Tahoe Redevelopment Agency consistent with the requirements of Subparagraphs 15.10.D (1) through (11), inclusive and Subsection 15.10.G, except that the requirements of Subparagraphs 14.6.C (1) through (7), inclusive may be deferred until adoption of the community plan.

(3) Final Plan Approval: The final demonstration redevelopment plan shall be reviewed and approved in accordance with Subsections 15.10.E, F and G. Prior to adopting the demonstration redevelopment plan, the Governing Board shall make the findings in Subparagraph 15.11.B.(4).

(4) Findings For Adoption: Prior to adopting the final redevelopment demonstration plan, TRPA shall find:
(a) The plan is consistent with the Goals and Policies;
(b) The plan is consistent with the Code;
(c) The plan is consistent with the applicable plan area statement and any other plans and programs of TRPA;
(d) The plan is consistent with the adjacent PASs, or any inconsistencies are identified and evaluated and measures specified to correct the inconsistencies.
(e) The plan does not propose the development of residential units, tourist accommodation units, commercial floor area, recreational PACTs or other projects, in excess of applicable limits set forth in the Regional Plan;
(f) Affordable housing is provided as part of a redevelopment plan to the extent required by applicable state law and to meet the needs identified in Subparagraph 15.10.D (7);
(g) The redevelopment plan shall not result in a net increase in the amount of land coverage existing within the redevelopment plan area prior to adoption of the redevelopment plan;
(h) The redevelopment plan is consistent with 15.10.D (1) through (11), except that the requirements of Subsection 14.6.C (1) through (7) need not be met;
(i) The provisions of Subsection 15.10.G have been met in regards to Subparagraph 15.10.D (4) and (5); and
(j) The redevelopment plan in conjunction with other adopted plans and programs of TRPA shall attain and maintain thresholds.

15.11.C Completion of Community Plan: Within 18 months after the adoption of the demonstration redevelopment plan, a community plan for the demonstration redevelopment plan area and surrounding areas deemed to be eligible for community planning shall be prepared and presented to TRPA and the City of South Lake Tahoe for adoption.

15.11.D Transfer Of Development: The following special provision applies to transfer of existing development in conjunction with the demonstration redevelopment plan.

(1) Notwithstanding Subsection 34.5.G, parcels located in land capability districts 4, 5, 6 or 7 from which development or development rights have been transferred, shall be restricted by deed restriction or other covenant running with the land, recorded by the owner. This restriction shall limit the units of use to any remaining until or unless the parcel is used for transportation
improvements, water quality improvements, public outdoor recreation and day use areas, or affordable housing.

15.11.E Additional Height For The South Lake Tahoe Demonstration Project: In addition to the heights permitted in Chapter 22, the TRPA may approve additional height within the South Lake Tahoe Demonstration Project Area for no more than two projects, as follows:

(1) Areas Eligible for Additional Height: Eligible areas for additional height are the Ski Run Site (the portion of Bijou Park Subdivision containing lots 14 through 85) and the Stateline Site (property designated "State of California, Book 986, Page 195" and "Parcel 3" shown on that certain Record of Survey recorded at File Number 155400 Official Records of Douglas County, Nevada).

(2) Additional Height for Tourist Accommodation: TRPA may approve additional building height above the base height limit of 24 feet, not withstanding the height limitations of Sections 22.0, 22.1, 22.2, 22.6 and 22.7 for a building whose primary use is tourist accommodation, if the building is located in an eligible area pursuant to (1) above; findings (1), (3), and (7) in Section 22.7 are made by TRPA; the building is of natural hues, utilizing textured materials and is compatible with the traditional rustic resort style of the Lake Tahoe Region; the additional height is based upon the demonstration project providing sufficient benefits in accordance with Subparagraph (3) below, and substantial contributions shall have been made by the project proponents to achieve those benefits.

(a) Addition of Benefits: The additional height permissible under this subsection shall be calculated by identifying the benefits provided by the demonstration project and then totalling the number of feet attributable to the benefits. The additional height shall be added to the base height of 24 feet and assigned to the affected building(s).

(b) Maximum Height Limits: The maximum height of a tourist accommodation building shall not exceed 75 feet for the Ski Run Site and not exceed 95 feet for the Stateline Site.
(c) **Timing:** Any benefit for which additional height is claimed by any project pursuant to this subsection shall be included in the list of required measures pursuant to Subparagraph 15.10.D (5) and compliance with provisions of Subsection 15.10.G shall be required.

(3) **Benefit List for Additional Height:** The following list of benefits shall be used to calculate additional height for tourist accommodation buildings pursuant to Subparagraph (2) above.

(a) **Additional Height For Stream Environment Zone Restoration Or Creation Of Artificial Wetland:** For restoration or creation of two acres of previously disturbed stream environment zone or artificial wetland, TRPA may approve an additional forty feet of building height provided:

(i) The artificial wetland is capable of water quality treatment functionally equivalent to a stream environment zone of a similar size;

(ii) The restored stream environment zone or artificial wetland is within a watershed partially within the boundaries of the redevelopment plan;

(iii) TRPA conditions of approval ensure permanent maintenance of the required stream environment zone restoration or artificial wetland prior to construction of the building; and

(iv) The credit shall not be given for SEZ restoration otherwise required by Subsection 20.4.B.

(b) **Additional Height For View Corridors:** For providing a minimum 150 foot wide open space corridor addition, excluding existing road right-of-way, that provides views of Lake Tahoe from a scenic quality threshold travel route unit, TRPA may approve an additional ten feet of building height. If the additional view corridor is in excess of 150 feet, TRPA may approve one foot of additional height, not to exceed ten feet total, for each additional 15 feet of roadway length on Highway 50 adjacent to the project from which Lake Tahoe is visible. The maximum additional height permissible under this paragraph is 20 feet.
(c) **Additional Height For Setbacks:** For each minimum 100 feet of building setback along the entire lake front of the redevelopment project area, TRPA may approve an additional ten feet of building height. The setback shall be measured from the high water line and the setback shall be clear of buildings. In the case where the setback is a 100 feet plus a portion of a 100 feet, e.g. 150 feet, the bonus height shall be proportional to the ten foot bonus, e.g. 15 feet. The maximum additional height permissible under this paragraph is 30 feet.

(d) **Additional Height for Public Access to Lake Tahoe:** For each 50 feet wide (average, not less than 30 feet, measured landward from the high water line) by 200 feet long area of additional public beach provided by a project proponent, TRPA may approve an additional 30 feet of building height. In allowing a height increase pursuant to this provision, TRPA shall require placement of improvements such as public restrooms, picnic tables, litter collection devices, and signs directing the public to the beach. The maximum permissible height permissible under this paragraph is 30 feet.

(e) **Additional Height for Roof Design:** If the building has 40 percent or more of all facades in sloping roofs, TRPA may approve an additional five feet of building height for that building.

15.11.F **Environmental Targets:** The demonstration redevelopment plan shall demonstrate the ability to achieve the following targets:

(1) **Air Quality and Traffic:** The following air quality and traffic targets shall be achieved within the redevelopment area:

(a) Attain the following carbon monoxide (CO) standards:

   (i) 9 ppm CO (8 hr. avg.) by the year 1991
   (ii) 7 ppm CO (8 hr. avg.) by the year 2005
The demonstration redevelopment plan may consider all proposed redevelopment improvements and programs plus projected changes in fleet mix and reduced vehicle emissions due to federal requirements. All measures used by redevelopment plans to attain the CO standards shall be documented.

(b) Traffic volumes shall be reduced to no greater than 21,400 vehicles between 4:00 p.m. and midnight at the Park Avenue and Highway 50 intersection for a peak winter day by 1991. The demonstration redevelopment plan may consider all proposed improvements and programs included in the redevelopment plan, but shall not be credited with any externally caused changes, whether negative or positive, from the conditions in 1981.

(c) Upon completion, the demonstration project shall result in a reduction of 732 vehicle trip ends from 1987 levels.

(2) **Water Quality**: The following water quality targets shall be achieved in the redevelopment plan area:

(a) Application of BMPs to all parcels within the demonstration project area upon completion of the project. Retrofit the remaining parcels in the redevelopment plan area pursuant to Subparagraph 15.10.D(6).

(b) Implementation of projects, or their equivalent, as set forth in the TRPA Water Quality Capital Improvement Program (CIP) by 2005.

(c) TRPA discharge standards as set forth in Chapter 81.

(3) **SEZ Restoration**: Restoration or creation of four acres of SEZ or artificial wetlands. If restoration of SEZ or creation of artificial wetlands is not feasible, other equivalent measures shall be required by TRPA.

(4) **Scenic**: Implementation of scenic improvements on portions of scenic quality threshold roadway travel route units in the redevelopment plan area needed to attain the thresholds rating of 16, as the rating system would apply if the Highway 50 corridor within the redevelopment plan area were to be considered as a single roadway travel route unit.
(5) **Recreation**: Provide at least the following recreational facilities:

(a) 33 mooring slips and provisions for at least 17 additional slips, if the additional slips do not cause significant adverse environmental impacts;
(b) 2000 feet of Class I bike trail; and
(c) 10,000 square feet of public beach with 200 linear feet of lake frontage.

(6) **Noise**: The Ski Run Marina shall not provide storage, moorage or launching of marine craft that exceed the single event noise standards.

15.11.G **Required Priority Public Benefits And Related Mitigation Measures**: The following benefits and measures shall be included in the lists required by Subparagraphs 15.10.D (4) and (5).

(1) **Subparagraph 15.10.D (4) List**: The following items shall be included on the list.

(a) The Loop Road Improvements for the California Portion of the Stateline Area as shown in the TRPA Regional Transportation Plan;
(b) Drainage Basin "A-2" for the Pine Boulevard Area as shown on the South Lake Tahoe Redevelopment Design Plan Drainage Concept Plan;
(c) Tahoe Meadow Linear Park Improvements Including Bike Trail, Fencing and Landscaping;
(d) Creation of 70 Affordable Housing Units Through Rehabilitation and New Construction; and
(e) Establish a Revolving $600,000 Loan Fund for Housing Rehabilitation

(2) **Subparagraph 15.10.D (5) List**: The following items shall be included on the list.

(a) Site Acquisition for Ski Run Boulevard View Corridor and Ski Run Beach;
(b) Drainage Basin "B" for the Stateline Area as shown on the South Lake Tahoe Redevelopment Design Plan Drainage Concept Plan;
(c) Drainage Basin "B" in the Ski Run Area as shown on the South Lake Tahoe Redevelopment Plan Concept Drainage Plan;
(d) Open Space Acquisition of the Linear Park/Wetland Area for the Ski Run Area as shown on the South Lake Tahoe Redevelopment Concept Drainage Plan;
(e) Open Space Plaza on Highway 50 at the Embassy Site;
(f) Ski Run Park Improvements Near the Ski Run Marina;
(g) Transit Coordination of Shuttle Service Provided by Private Businesses and STAGE;
(h) Improvements on Public Beach Access Such as Restrooms, Picnic Tables, Signs and Litter Collection; and
(i) Mitigation Projects Required by the Conditions of Approval of Redevelopment Projects to Reduce Impacts to a Less Than Significant Level.
MEMORANDUM

November 1, 1988

To: Advisory Planning Commission

From: Agency Staff

Subject: Update and Recommendation, if Necessary, on 208 Plan Amendments

On October 19, the APC recommended that the Governing Board certify the EIS on the proposed amendments to the 208 plan and adopt the 208 amendments. The APC's action did not include Table 16 of Volume I, which set forth guidance regarding which public outdoor recreation projects need (or need not) by their nature be sited in SEZs and land capability districts 1, 2 and 3.

On October 21, TRPA staff met with members of the Consensus Building Workshop who have been advising the staff on the completion of the 208 amendments. The consensus group felt that the 208 plan should include guidance on public outdoor recreation projects which by their nature should be sited in SEZs and land capabilities 1, 2 and 3, and conducted a lengthy discussion of the issue. As a result of that discussion, TRPA staff drafted a revised Table 16 for presentation to the Governing Board with the balance of the final draft 208 plan.

On October 26-27, the Governing Board held a public hearing and considered taking action on the proposed amendments to the 208 plan and the associated environmental impact statement. Subsequent to the public hearing, the Board decided to allow one additional month for the resolution of 208-related issues before taking any action, and directed the staff to place approval of the 208 amendments and certification of the EIS on the agenda for the November 30 meeting. The Board reviewed the revised draft of Table 16 and heard public testimony on it.

A copy of the revised draft of Table 16 is attached for the APC's review and comment. At the November 9 meeting, the APC may wish to make a recommendation to the Governing Board regarding inclusion of Table 16 in the final 208 plan amendments.

Additional meetings with the 208 consensus group are scheduled for November 2 and 3. Staff will give the APC an oral report on these discussions on November 9. If you have any questions or comments on this agenda item, please contact Dave Ziegler at (702) 588-4547.

DZ:mmi
11-1-88

AGENDA ITEM VI.C
**TABLE 16. Guidelines Regarding Public Outdoor Recreation Facilities and Activities Which Creates Additional Land Coverage or Permanent Disturbance and Which By Their Nature Need Not Be Sited in Sensitive Lands (1a, 1b, 1c, 2, 3)**

<table>
<thead>
<tr>
<th>Category</th>
<th>SEZs (1b)</th>
<th>(Capabilities 1a, 1c, 2, 3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ski Areas</td>
<td>Any activity or facility which causes additional land coverage or permanent disturbance, except for stream crossings for ski runs provided no more than five percent of SEZ area in the ski area is affected by the stream crossings and facilities otherwise exempted such as sewer lines, water lines, and erosion control facilities.</td>
<td>Activities or facilities such as parking areas, base lodge facilities and offices, retail shops.</td>
</tr>
<tr>
<td>Campgrounds</td>
<td>Facilities and activities such as campsites, toilets, parking areas, maintenance facilities, offices, lodges, and entrance booths, except for facilities otherwise exempted such as pedestrian and vehicular stream crossings, sewer lines, water lines and erosion control facilities.</td>
<td>Facilities and activities such as campsites, toilets, parking areas, maintenance facilities, offices, lodges, and entrance booths, except for facilities otherwise exempted such as pedestrian and vehicular stream crossings, sewer lines, water lines and erosion control facilities.</td>
</tr>
<tr>
<td>ORV Courses</td>
<td>Facilities and activities such as ORV trails, staging areas, parking areas, maintenance facilities, and first aid stations, except for bridged stream crossings crossings.</td>
<td>Facilities and activities such as ORV trails, staging areas, parking areas, maintenance facilities, and first aid stations.</td>
</tr>
<tr>
<td>Golf Courses</td>
<td>Facilities and activities such as tees; greens; fairways which require mowing, vegetative disturbance or fertilizer; clubhouses; retail services; proshop; driving ranges; parking areas; offices; maintenance facilities; and accessory uses, except for facilities otherwise exempted such as pedestrian and vehicular stream crossings, sewer lines, water lines, and erosion control facilities.</td>
<td>Facilities and activities such as tees; greens; fairways which require mowing, vegetative disturbance or fertilizer; clubhouses; retail services; proshop; driving ranges; parking areas; offices; maintenance facilities; and accessory uses.</td>
</tr>
</tbody>
</table>