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 October 12, 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.

October 9, 1988

Gary D. Midkiff
Acting Executive Director
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

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

October 12, 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. Discussion of Interpretation of Chapter 20, Subsection 20.2.F
   Regarding Man-Modified Determination and Amendments to the Land
   Capability Overlay Maps

V PUBLIC HEARING AND RECOMMENDATION

A. Finding of Technical Adequacy for and Certification of Environmental
   Impact Statement for Amendment of Water Quality Management Plan
   (continue to October 19 special APC meeting)

B. Amendment of Water Quality Management Plan (Section 208 of the Clean
   Water Act) (continue to October 19 special APC meeting)

C. Amendment of the Recreation Element of the Goals and Policies,
   the Code of Ordinances (Chapters 13, 18 and 33), and the Plan Area
   Statements (Nos. 008, 017, 019, 022, 024A, 024B, 029, 037, 048,
   057, 066, 089B, 102, 119, 129, 146, 150, 157, 162, 163, and 174)
   to Implement Recommendations of Recreation Persons At One Time
   (PAOT) As Approved by the Governing Board on October 28, 1987

D. Amendment of Regional Plan Land Capability Overlay Pursuant to
   Man-modified Determination, Buehler, APN 07-180-05, Douglas County
   (to be continued to November 9 APC)

E. 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 November 9 APC)

F. Amendment of Chapters 36 (Interim Single Family Review System) and 20
   (Land Coverage) of the Code of Ordinances to Provide for Review of
   Certain Residential Parcels in Tyrolian Village, Washoe County

G. Amendment of Chapter 20 (Land Coverage Standards) Relating to Excess
   Coverage Mitigation Fees

H. Amendment of Chapter 33 (Allocation of Development) to Extend the
   December 31, 1988 Deadline for Filing of Complete Applications or
   Completing a Transfer for Projects in the Tahoe Keys on Parcels Less
   Than 6,000 Square Feet
The following amendments to Plan Area Statements (PAS), Plan Area Maps, and Pierhead Line Aerial Photographs:

a. PAS 102 (Tahoe Keys) - add "financial services," "local post office," and "government offices" as special uses in Special Area #1, delete planning consideration #2, and amend special policies 2, 6, and 8 to refer to the TRPA/Dillingham Settlement Agreement.

b. 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.

c. PAS 012 (North Tahoe High School) - add "recreation centers" as a special use.

d. PAS 077 (Oliver Park) - increase maximum density for multi-residential from 10 units per acre to 15 units per acre.

e. PAS 084 (Palisades) - expand Special Area #1 to include existing multi-residential uses at southeast corner of Kingsbury Grade and Palisades Road, add "multi-residential" as special use in Special Area #1, and set maximum density for multi-residential at 10 units per acre.

f. PAS 127 (Camp Richardson) - add "tourist accommodation-hotel, motel, and other transient units" as a special use and set maximum density for hotel, motel, and other transient dwelling units at "existing density" to recognize the existing hotel units at the Camp Richardson Resort as conforming. Add "beach recreation," "boat launching facilities," "salvage operations," and "water-oriented outdoor recreation concessions" as allowed uses and "marinas," "tour boat operations," and "waterborne transit" as special uses in Shorezone Tolerance District 1. Add "boat ramps" as an allowed structure and "breakwaters or jetties" as a special structure under Accessory Structures in Shorezone Tolerance District 1. These amendments will recognize the existing marina and accessory uses and structures as conforming.

g. PAS 008 (Lake Forest) - add "churches" as a special use.

h. Adjust the boundary between PAS 022 (Tahoe Vista, Commercial) and PAS 023 (Tahoe Vista Subdivision) to include Placer County APNs 117-110-48 and -49 in PAS 022; Owner: Frank G. Hart, Location: north of Snowflake Avenue, Tahoe Vista.

i. Adjust pierhead line on Pierhead Line Aerial Photograph C-10 in the vicinity of Blackwood Creek.

j. PAS 027 (Woodvista) - add "snowmobile courses" as a special use.

k. PAS 122 (Tahoe Paradise/Mandan) - add "snowmobile courses" as a special use.
1. PAS 101 (Bijou Meadow) - add "local public health and safety facilities" and "local post offices" as special uses

m. PAS 174 (64 Acre Tract) and PAS 066 (Zephyr Cove) - change "public safety facilities (S)" to "local public safety facilities (S)"

n. PAS 045 (Incline Village Commercial) - add "regional public health and safety facilities" and "health care services" as special uses

o. PASs 001A and 002 - add the word "AREA" to the end of the special designation "MULTI-RESIDENTIAL INCENTIVE PROGRAM"

VI ADDITIONAL PLANNING MATTERS

A. Community Planning Update

B. Update on Threshold Indicators and Related Items for Air Quality, Water Quality and Soil Conservation

C. Update on Status of 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
MEMORANDUM

October 3, 1988

To: APC

From: TRPA Staff

Subject: Discussion of Man-Modified Amendment Process

Request for Endorsement of Guidelines: TRPA staff has prepared the attached Guidelines for processing man-modified amendments. APC is requested to review the Guidelines and endorse this document.

Draft Man-Modified Guidelines: The purpose of the Guidelines is to explain the man-modified process to applicants, consultants, APC, and Governing Board and to ensure a systematic application of the Chapter 20 requirements. It is the staff's goal to accurately explain and interpret the requirements of Subsection 20.2.F. It is not the intent to amend or add provisions to the adopted ordinance.

Update: At the July APC meeting the staff presented the overview of the land capability/man-modified process based on previous discussions with a technical team in June. Following the presentation of this overview, the Tahoe City land capability challenge was presented. After much discussion and public input, the APC voted to continue the public hearing on the land capability challenge until staff could present evidence to document why no area within the Tahoe City challenge area qualified as man-modified.

As a follow-up to the APC request, staff revised the overview (now called Guidelines) and presented it again to the technical committee. At the technical team meeting, a two-hour discussion occurred which resulted in minor changes to the guidelines and the highlighting of some issues. It should be noted that the committee is acting in an advisory role and has not taken any official position on the draft guidelines.

At the October APC meeting, staff will present another overview based on the attached Guidelines. This new draft presents guidelines for the interpretation of subsection 20.2.F. Providing the APC concurs with the guidelines, the APC will consider the Tahoe City amendment and the Buehler amendment at the November APC meeting. These guidelines and amendments will not go to the Governing Board until November.
Discussion of Man-Modified Amendment Process

Issues for Discussion: The following issues have arisen from the preparation of the Guidelines. Included with each issue is the staff position on the issue.

1. There is a basic assumption that soil characteristics as determined by SCS criteria are translated into Bailey capability districts. Also it is assumed that "normal" development (i.e. covering the land with impervious surface) does not alter the Bailey capability classifications.

The guidelines confirm these assumptions. Sections I(B), I(C) and III confirm the SCS/Bailey assumptions. Section II indicates the degree of alteration that would change a capability classification.

2. Once a preliminary determination of land capability is made, the findings only determine eligibility for man-modified status or require conditions of approval. One cannot improve his capability through mitigation.

There is no provision in Subsection 20.2.F or the Guidelines for improving land capability through mitigation once the team has issued its opinion as to the proper land capability classification.

3. What happens to lands that do not qualify for man-modification status under the findings but have preliminary determinations as to land capability which do not match the Land Capability Overlay Maps?

Section IV of the Guidelines indicates TRPA may recognize the lands as originally mapped or require restoration to a natural condition.

4. What happens to lands that have been altered to a more sensitive land capability?

Although some lands will qualify for downgrading of land capability, it would seem unlikely anyone would commit to mitigation to lower their capability. Therefore, the alternatives are the same as 3, above.

5. Is the use of the term "altered" proper? How do we determine which lands are subject to a man-modified determination instead of a land capability challenge?

To determine when lands are subject to the land capability challenge provisions of Subsections 20.2.D and E, or the man-modified provisions of Subsection 20.2.F, certain criteria must be established. The Guidelines, in Section II, indicate that land capability challenge provisions apply.

10/3/88

AGENDA ITEM IV.A
to soils in a "natural" state. Man-modified provisions apply to soils that are modified by man's placement of fill, dredging or grading. In the guidelines, lands modified by filling, dredging, or grading are referred to as "altered." Some members of the public have expressed a concern that this new terminology unnecessarily complicates the process of implementing 20.2.F. They would prefer to avoid use of the term, relying instead on the terms "modified", "filled", "dredged", and "graded".
Draft

Man-Modified Amendment Process Guidelines

Contents

I. Process
II. Guidelines for the Identification of Altered Lands
III. Guidelines for the Determination of the Preliminary Land Capability District
IV. Guidelines for the Application of the Man-Modified Findings
V. Mapping and Recording of a Man-Modified Amendment
MAN-MODIFIED AMENDMENT PROCESS GUIDELINES

The purpose of this document is to provide guidelines for the processing of man-modified amendments. The following process guidelines are based on the provisions of Subsection 20.2.F in Chapter 20, Land Coverage Standards of the TRPA Code of Ordinances. The intent is to clarify the methodology and criteria which are utilized by TRPA to process man-modified plan amendments. These guidelines have been developed in consultation with the IPES technical team and two TRPA contract land capability consultants.

I. PROCESS

Man-Modified Amendments (Subsection 20.2.F): In the event that the land has been modified from its natural state, TRPA or an applicant may pursue a man-modified designation. For purposes of these guidelines, lands modified but not yet designated "man-modified" pursuant to Subsection 20.2.F are called "altered."

Man-Modified Amendment Process: A man-modified designation requires an amendment to the Land Capability Overlay Map. TRPA or an applicant can initiate the process for a man-modified plan amendment if the lands in question have been modified from their natural state. The process is as follows:

A. Formation of a Team of Experts: As set forth in the ordinance, a team of experts retained by TRPA (generally including a soil scientist and hydrologist at a minimum) conducts an onsite evaluation and prepares a man-modified report.

B. Preparation of a Man-Modified Report: The report shall identify lands "modified by man's placement of fill, dredging or grading, in so substantial a fashion as to generally exhibit the characteristics of a land capability district other than the one depicted for said lands on the TRPA Land Capability Overlays." As noted above, until the findings are made and the amendment approved, these lands are referred to as "altered lands."

This report should utilize soil mapping and analysis methodology as established by standard SCS soil taxonomy criteria (refer to Soil Taxonomy, Agriculture Handbook #436, as amended). The report must include analysis of geomorphic characteristics, subsurface and surface hydrology, erosion, physical and chemical soil characteristics, and vegetation.

The target mapping unit size is not specified in the ordinance. The mapping level should be greater than the accuracy of the of the original SCS soil survey. The level of mapping shall be clearly established in the report.
C. **Identification of New Land Capability Characteristics:** Most important in the report is a statement identifying the land capability characteristics resulting from the alteration and an opinion by the team identifying the land capability district generally exhibiting those characteristics. The team shall relate the soils characteristics established using the soils taxonomy criteria and the land capability criteria described in the report entitled *Land Capability Classifications of the Lake Tahoe Basin* (Bailey, 1974).

D. **Findings to Approve Man-Modified Designation:** For a parcel to qualify as man-modified, a series of findings must be made. The first five findings are a test of eligibility in regard to (1) when disturbed, (2) degree of disturbance, (3) feasibility of restoration, and (4) mitigation of further development impact. The last finding concerns application of mitigation to offset the losses caused by the change. (For exact wording of findings see Section IV under the following: "Guidelines for the Determination of Land Capability Under Man-Modified")

E. **Plan Amendment:** If the evidence indicates the lands are so altered and the findings can be made, the staff processes a plan amendment. The amendment is reviewed by APC, and the Governing Board takes final action based on staff and APC recommendation. The TRPA Land Capability Overlays are amended to indicate the new capability district. Note, that conditions requiring mitigation may be required.

The Code is silent as to lands determin to be altered, but which do not qualify under the findings as man-modified. Without a successful man-modified determination (or a successful land capability challenge if applicable), such lands would remain as mapped.

**II. GUIDELINES FOR THE IDENTIFICATION OF ALTERED LANDS**

The IPES Team and the TRPA consultants developed the following criteria in order to identify "altered lands" (known as "arents" in SCS mapping terminology). The importance of this identification is to determine when to apply the normal land capability provisions and when to apply man-modified provisions.

**Subsection 20.3.F Definition:** The ordinance requires the identification of lands "modified by man's placement of fill, dredging or grading, in so substantial a fashion as to generally exhibit the characteristics of a land capability district other than the one depicted for said lands on the TRPA Land Capability Overlays."

**Recommended Criteria:** It was the group's opinion that there was no fixed set of criteria, and professional judgement would be required to interpret the ordinance definition. This interpretation should be based on the indicators listed below:
- Altered Vegetation: A change in vegetative types
- Cuts: Removal or change in the "A" horizon of the soil profile
- Fills: Amounts established in SCS taxonomy, e.g., 20" of fill on soils 60" deep
- Compacted: TRPA criteria for soft coverage
- Change in Hydrology: Change in water table; change in drainage location, slope, channel, shape, or structures; or a change in the volume of discharge.

Basic Assumption: Under Bailey, development, e.g. impervious surface, generally does not alter capability of the lands below.

III. GUIDELINES FOR THE DETERMINATION OF THE PRELIMINARY NEW LAND CAPABILITY DISTRICT

The opinion regarding the new capability called for in the man-modified report is to be determined within the context of Section 20.2, Land Capability System (Subsection 20.2.F is within this section.) As indicated in this section, the Bailey Report and the TRPA stream environment zone definition are the basis for determining land capability. The team of experts is to make a recommendation on the new capability of the lands in question based on a comparison of observed soil characteristics (SCS taxonomy) to the criteria of the Land Capability System listed below.

Land Capability System Criteria: The recommendation on the new capability called for in the report is to be determined within the context of the Bailey System (Land Capability Classifications of the Lake Tahoe Basin, Bailey, 1974) and the 208 stream environment zone mapping criteria (Handbook of Best Management Practices) adopted by TRPA in 1978. The team of experts makes a recommendation for new capability districts based on the following characteristics:

** Soils Characteristics
- Erosion Potential
- Runoff Potential
- Drainage
- Rockiness

** Stream Environment Zone Characteristics
- Soils largely affected by the presence of surface/ subsurface water
- Riparian Vegetation
- 100 Year Flood Plain
- Buffer Strip

** Geomorphic Unit Characteristics
IV. GUIDELINES FOR THE APPLICATION OF THE MAN-MODIFIED FINDINGS

Once the lands are identified as altered and a preliminary opinion established as to their new capability district, the determination to recognize the new capability district is subject to meeting the test of the following six findings as set forth in the Code:

1. The land was modified prior to February 10, 1972;
   (Guideline: The date of alteration may be established through photographs, permits, receipts for construction services and other such documented evidence. Alterations occurring after February 10, 1972, shall not be further considered.)

2. Further development will not exacerbate the problems resulting from the modification of the land and will not adversely impact sensitive lands adjacent to or nearby the man-modified area;
   (Guideline: Development of the land will not increase adverse impacts such as causing more erosion as evidenced by the inability of the site to meet BMP standards; further loss of treatment capacity as evidenced by the need to further disturb and cover SEZs; or loss of wildlife habitat as evidenced by incompatible activities both onsite and on surrounding sensitive lands. A maximum permissible development scenario will be utilized for analysis purposes unless the man-modified determination is to be conditioned for a lesser project.

3. The land no longer exhibits the characteristics of land bearing the same original land capability classification;
   (Guideline: The lands have been changed from their natural state so as to no longer have, on balance, the overall characteristics which caused them to be classified as the land capability indicated on the TRPA Land Capability Overlay Maps)

4. Restoration of the land is infeasible because of factors such as the cost thereof, a more positive cost-benefit ratio would be achieved by offsite restoration, onsite restoration would cause environmental harm, restoration onsite would interfere with an existing legal use, and the land is not identified for restoration by any TRPA program;
   (Guideline: The test for "infeasible" is a TRPA judgment based on one or more of the following indicators:

   -- Cost: Infeasible cost considerations would include costs higher than any identified in the TRPA restoration programs or other agencies' programs for similar proposed or existing restoration projects. Cost may include land acquisition cost, physical construction/restoration costs, and maintenance cost.
   -- Cost-Benefit: The cost of restoration when compared to the benefit in terms of water quality treatment capacity, reduction in excess coverage, or reduction in erosion is better provided at a hydrologically related site in the watershed.
   -- Environmental Harm: The attempt to restore the site to its original condition would not likely be successful and could cause or increase adverse impacts in both the short and long term.)
Interference With A Legal Use: The restoration would cause interference with an onsite existing legal use so as to require substantial modifications to the use or its related structures without legally required compensation.

TRPA Restoration Program: If land is identified for restoration in the TRPA SEZ Restoration Program, restoration has been determined to be feasible by TRPA.

5. Further development can be mitigated offsite; and
   (Guideline: A special offsite mitigation program may be required if all impacts resulting from the original alteration and the proposed new development cannot be mitigated on site, e.g., the loss of SEZ treatment capacity.)

6. Mitigation to offset the losses caused by modification of the land and pertinent land capability district, shall be as follows:
   - Onsite and offsite mitigation;
     (Guideline: An estimate shall be made of the land's original ability to control erosion, infiltrate runoff, remove nutrients, and provide wildlife habitat. Based on these estimates, mitigation shall be provided to establish levels of impacts similar to those which would be achieved if the lands in question were restored to a natural state.)
   - Pursuant to a maintenance program, including a schedule of maintenance proposed by the owner and approved by TRPA; and
   - Collection of a security, if deemed necessary by TRPA, to guarantee mitigation.

If the lands in question can meet the six conditions above, TRPA may approve a reclassification. It is recommended that TRPA, and not the consultant, evaluate the amendment against the findings.

If the altered lands fail to meet the test of the findings the TRPA may chose to:
   - Recognize the original mapped capability, or
   - Require restoration.

V. MAPPING AND RECORDING OF A MAN-MODIFIED AMENDMENT

The required plan amendment is to the Land Capability Overlay Map. The preferred method is to amend the mapped district lines. However, there are provisions in the Code to use symbols.

The mapping of capability units is relative to the scale of the mapping and the number of test pits. The TRPA Land Capability Overlay Maps are blow-ups of the SCS Quad Maps and, therefore, do not have the number of test pits that SCS would require for 400-scale mapping. The mapping should be based on accuracy between the original SCS mapping (done at Quad scale, 5 acre minimum districts) and the TRPA 400 scale maps (minimum 10,000 square feet districts).
Minimum mapping districts are based on ability to graphically represent the limits of the districts on the overlay map (1/4" by 1/4"). Any smaller mapped area will require symbols with reference to project files.

If the mapping and analysis is performed close to the original SCS mapping scale, more adjustments will be needed for field verifications and land capability districts later on.
MEMORANDUM

October 4, 1988

To: The Advisory Planning Commission

From: TRPA Staff

Subject: Amendments of Goals and Policies, The Code of Ordinances, and Plan Area Statements to Implement Approved Recreation Recommendations

The Recommended Action

The recommended action is to review the amendments to the Goals and Policies, the TRPA Code of Ordinances, and the Plan Area Statements as proposed (see accompanying text), and recommend their adoption by the Governing Board.

Background

Subsection 13.5.L of the TRPA Code of Ordinances requires a study of the allocation of recreation capacity in the Tahoe Basin. The study was conducted by a subcommittee of the APC with participation also by interested members of the public.

The committee reported the results of the study to the APC with specific recommendations for allocation of recreation capacity. The APC recommended some changes to be made and sent the report to the Governing Board with a recommendation for acceptance. The Governing Board accepted the recommendations and directed staff to prepare the amendments to the Goals and Policies, the Code, and Plan Area Statements, as necessary to implement the recommendations.

At the August Advisory Planning Commission (APC) meeting, TRPA staff presented the proposed amendments and answered questions about them. The APC concurred with the body of the staff's draft. Two Subsentences, 33.6.B.(2)(c)(ii) and (iii), of the proposed ordinance amendments were highlighted as needing further refinement, and staff was instructed to revise the subsentences for the APC to review at the September meeting. These sentences have become 33.6.B.(3)(d) (ii) and (iii).

Subsequently, the review of the revised version was continued until the October meeting. In the meantime, TRPA staff legal counsel reviewed the draft ordinances and recommended, for the sake of clarity, that the regulations
Memo to the APC
Recreation Recommendations
October 4, 1988
Page Two

relating to the recreation list and those relating to PACT allocation should be divided into separate subsections. No changes in the substance of the ordinances were recommended. The accompanying draft reflects the comments of the APC and counsel.

Purpose of the Amendments

The proposed amendments are intended to clarify the relationship of the recreation subelements of the Goals and Policies, to promote consistency among the Goals and Policies, Chapter 18 uses and other provisions of the Code, and to direct the allocation of recreation capacity.
RECOMMENDED AMENDMENTS TO THE GOALS AND POLICIES

CHAPTER V
RECREATION ELEMENT

The Recreation Element of the Regional Plan provides for the development, utilization, and management of the recreational resources of the Region, among which include wilderness and forested lands, parks, riding and hiking trails, beaches, playgrounds, marinas, skiing areas, and other recreational facilities. Specific activities occur as a part of the recreational opportunity provided within the Lake Tahoe Basin. While many activities may take place in dispersed areas without benefit of constructed facilities, other activities require the use of developed facilities. Dispersed recreational activities include hiking, riding, cross country skiing, and backcountry camping. Developed recreation includes such facilities as campgrounds, picnic areas, visitor information centers and-overlooks, boat launching and marina facilities, summer-home-tracts, and downhill ski areas. Urban recreation includes such facilities as day use areas, recreation centers, and golf courses, participant sports facilities and sport assembly, and urban athletic and playing fields. Urban recreation is normally provided in urban areas and is primarily intended to serve local needs. Dispersed recreation use normally takes place in the rural portions of the Basin, while developed use recreation is provided in both rural and urban settings.

Correct the typographical error in paragraph 5, line 3, on page V - 2, change teh to the.

Subelement
DEVELOPED RECREATION

The Tahoe Basin is a recreation destination for many outdoor enthusiasts. Developed facilities attracting visitors to available within the Basin include 36 marina/launch facilities, five ski areas, 21 campgrounds with more than 2,000 sites, several group facilities, public resorts and organisational-camps, one visitor information center, and several day-use-areas-with-include beaches. Campgrounds and boat launching facilities are at capacity during a major portion of the summer season. Surveys of areawide
recreation demand and existing use demonstrate the need for more campgrounds, boat launching facilities, and day-use areas—particularly beach areas. Based on criteria of the California Department of State Parks and Recreation and U.S. Forest Service, the use of the existing facilities warrants expansion of facilities to prevent deterioration of the quality of experience and to prevent resource damage.

GOAL #1, POLICY 3, explanatory statement (Page V - 5) The type-and-size-of-each-proposed-facility-are-described-in-the Planning-Area-Statements.

Subelement

URBAN -RECREATION

Numerous outdoor recreational opportunities are conveniently located near urban areas. High demand facilities include athletic-fields participant sports facilities, and day use facilities such as picnic areas and parks and indoor recreation centers. The demand for such public facilities must be anticipated in order to reserve sufficient capacity for future expansion or development.

GOAL #1. POLICY 1, explanatory statement (Page V - 9) Urban-oriented types of outdoor recreation facilities such as athletic-fields require space and services much like any other developed facility.
13.5.L Additional Developed Outdoor Recreation: Each plan area statement shall specify the targeted amount of additional developed-outdoor recreation facilities subject to the PAOT allocations pursuant to Subsection 33.6.B that are permissible within that plan area. Additional recreational capacity shall be measured in people at one time (PAOT). For-the-following categories:—winter-day-use—which-includes-downhill-ski-facilities; overnight-use—which-include-developed-campgrounds; recreation vehicle-parks; and-group-facilities; and-summer-day-use; which include-marinas-and-boat-launching-facilities;—intensive-beach use—and-visitor-information-centers. Additional recreational capacity beyond that amount specified in the plan area statements may be drawn from pools reserved for summer day uses or overnight uses. Such reserved capacity shall be allocated upon permit approval by TRPA or may be allocated to a specific plan area pursuant to 13.7.A. Allocations shall be consistent with the targets for outdoor recreation set forth in 33.6.A.(4)(c). The pools of reserved recreation capacity shall consist of 1,000 overnight PAOT and 6,761 summer day use PAOT. This subsection shall be reviewed for possible amendment once the study being undertaken by TRPA on the use of PAOT is completed but not later than September 1, 1987.

This is how that section would read:

13.5.L Additional Developed Outdoor Recreation: Each plan area statement shall specify the targeted amount of additional recreation facilities subject to the PAOT allocations pursuant to Subsection 33.6.B that are permissible within that plan area. Additional recreational capacity shall be measured in people at one time (PAOT). Additional recreational capacity beyond that amount specified in the plan area statements may be drawn from pools reserved for summer day uses or overnight uses. Such reserved capacity shall be allocated upon permit approval by TRPA or may be assigned to a specific plan area pursuant to 13.7.A. Allocations shall be consistent with the targets for outdoor recreation set forth in 33.6.A.(4)(c). The pools of reserved recreation capacity shall consist of 1,000 overnight PAOT and 6,761 summer day use PAOT.
33.6 Regulation of Additional Developed Recreation Facilities: TRPA shall regulate the rate and distribution of additional developed recreation as follows:

33.6.A Requirement For Appearance On List Of Additional Developed Recreation Facilities: No person shall construct a project or commence a use, which creates additional developed recreation capacity, unless the project, or use appears on the list of additional developed recreation prescribed by this Subsection. In order to construct the developed recreation project or commence the developed recreation use, the person proposing same shall comply with all other applicable provisions of this Code. Projects, which are required by TRPA to prepare specific or master plans, such as marinas and ski areas, are exempt from inclusion on the list, provided any expansion in capacity for such projects shall be pursuant to the adopted specific or master plans.

(1) Applicable Recreation Uses: The recreation uses set forth in Chapter 18 for-urban-and-developed-outdoor recreation are eligible for inclusion on the list of additional recreation.

(2) Definition Of "Additional Developed Recreation": Developed Recreation is considered "additional" if it is to be created pursuant to a TRPA approval issued on or after January 1, 1987 and results in an increase in vehicle trips that requires a traffic analysis pursuant to Subsection 93.3.B, or increased floor space of five percent, or 500 square feet, or would increase PAOT capacity by-25-or-more-PAOT-in-the-case-of-outdoor-recreation. (See Subsection 13.5.L.) The conversion of an existing nondeveloped recreational use to a use constituting developed a recreation facility is additional developed recreation subject to this chapter. The following are not "additional" outdoor recreation development facilities:

(a) The reconstruction or replacement, on the same parcel, of recreation facilities legally existing on, or approved before, January 1, 1987;
(b) Modifications to legally existing recreation and accessory uses thereto, that do not create additional service capacity;
(c) Relocation of legally existing recreation development facilities through a transfer approved by TRPA pursuant to Chapter 34; or
(d) Dispersed recreation.
(3) Preparation Of List: TRPA, in consultation with all appropriate recreation entities, shall prepare a list, including a description, of all additional recreation facilities anticipated for construction during the first ensuing five-year period of the Regional Plan. The list shall be updated, and amended accordingly, at the beginning of each calendar year. The Governing Board shall adopt and amend said list, provided the proposed projects meet the criteria in subparagraph (4) below.

(4) Eligibility For Inclusion On List: Projects included on the list shall be projects, for which the sponsoring entity demonstrates and TRPA finds that:

(a) There is a need for the project;
(b) The project complies with the Goals and Policies, the applicable plan area statements, and this Code;
(c) The project is consistent with TRPA 20-year targets for outdoor recreation, which are 5,114 persons people at one time ("PAOT") in overnight facilities, 6,761 PAOT in summer day-use facilities, and 12,400 PAOT in winter day-use facilities, as well as the allocations set forth in the plan area statements; or the pools of reserved PAOT capacity;
(d) The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity; and
(e) Where the project was unforeseen and action is required before the next annual update, or the project relates to an emergency involving the public health, safety and general welfare, the project may be placed upon the list immediately.

(5) Priority: Projects included on the list generally shall be given priority over those not on the list.

33.6.B Allocation of Additional Recreation PAOTs: No person shall construct a project or commence a use which requires additional PAOTs without first receiving an allocation approved by TRPA. In order to construct the recreation project or commence the additional recreation use, the person proposing same shall comply with all other applicable provisions of this Code.

(1) Applicable Recreation Uses: The following recreation uses are subject to PAOT allocation consistent with the PAOT standards set forth in subparagraph 33.6.B(2).
(a) **Summer Day Use:** Additional summer day use capacity shall be subject to PAOT allocation as follows:

(i) Uses subject to summer day use PAOT regulation include marinas and boat launching facilities, rural sports, golf courses, visitor information centers, and off road vehicle courses.

(ii) Recreation centers, participant sport facilities, sport assembly, beach recreation, and day use areas operated by the states' Departments of Parks and Recreation or by federal agencies or their permittees shall be subject to summer day use PAOT regulation.

(b) **Winter Day Use:** Additional winter day use capacity shall be subject to PAOT allocation as follows:

(i) Uses subject to winter day use regulation include all downhill ski facilities.

(c) **Overnight Use:** Additional overnight use capacity shall be subject to PAOT allocation as follows:

(i) Uses subject to overnight PAOT regulation include developed campgrounds, group facilities, and recreational vehicle parks.

(2) **Definition Of Additional PAOTs:** A PAOT is considered "additional" if it is to be created pursuant to a TRPA approval issued on or after January 1, 1987 and results in an increase in the design capacity of a facility or increases the overall primary recreational use in the area of a project subject to PAOT limitation, (See Subsection 13.5.L.). The conversion of an existing recreation use not requiring PAOTs to a use which does constitutes additional PAOTs. The following are not "additional" PAOTs:

(a) The reconstruction or replacement, on the same parcel, of recreation facilities legally existing on, or approved before, January 1, 1987;

(b) Modifications to legally existing recreation and accessory uses thereto, that do not create additional service capacity;

(c) Relocation of legally existing recreation facilities through a transfer approved by TRPA pursuant to Chapter 34; or

(d) Dispersed recreation.
(3) Maximum Amount and Distribution of PAOT Allocations: A maximum amount of recreational PAOT capacity is targeted and permitted for development from January 1, 1987 to December 31, 2006. TRPA shall keep a cumulative accounting of recreation allocation in people at one time (PAOT) as applicable.

(a) General: PAOT capacity shall apply to the primary recreational use of a facility.

(i) The PAOT allocation shall be set forth in the approval of a project. If the project is not completed prior to the expiration of the permit, the PAOT allocation shall not be transferable, but shall expire with the permit. Expired PAOT allocations that were derived from a pool shall return automatically to the pool.

(ii) New developed cross country ski and snowmobile courses shall be planned as seasonal adjuncts to existing or new summer day use or overnight facilities. Capacity for adjunct uses shall not exceed the PAOT capacity for the summer day or overnight use.

(b) Summer Day Use: Summer day use capacity shall be allocated and distributed as follows:

(i) There shall be a pool of 6,761 PAOT for summer day use facilities. A minimum of 2,000 of the summer day use PAOT pool shall be reserved for expansion of marinas and boat launching facilities.

(ii) PAOT allocation for expansion of marinas and boat launching facilities shall require approval of a master plan except as noted in Section 16.1.

(iii) PAOTS may be allocated to a plan area statement.

(c) Winter Day Use: Additional winter day use capacity shall be allocated and distributed as follows:

(i) There shall be 12,400 winter day use PAOTs for downhill ski areas. All winter day use PAOTs shall be distributed in the plan area statements.

(ii) Expansion of use in downhill ski areas requires the approval of a master plan pursuant to Chapter 16.
(d) **Overnight Use:** Additional overnight use capacity shall be allocated and distributed as follows:

(i) There shall be 6,114 PAOTs for overnight uses, of which 5,114 shall be distributed in the plan area statements. The remaining pool of 1,000 overnight PAOTs may be allocated to overnight uses meeting the criteria set forth in 33.6.A and 33.6.B(d)(ii) and which uses are located in plan areas where there are no PAOTs specified in the plan area or the amounts specified are insufficient for the proposed use.

(ii) To be eligible for overnight PAOT allocation from the pool, the project area must retain, or be restored to, a near natural state, include outdoor living amenities such as tables and fire pits, and offer access to outdoor recreational opportunities such as hiking trails, public beaches, and fishing.

(4) **Other Recreational Facilities:** Other permissible recreation facilities including Riding and hiking trails, undeveloped campgrounds, outdoor recreation concessions and dispersed recreation support facilities shall be subject to Subsection 33.6.A, but shall not be subject to PAOT limitations.

Subsection 18.3:

V. **RECREATION**

| Beach recreation | Outdoor recreation concessions |
| Boat launching facilities | Participant sports facilities |
| Cross country ski course\s | Recreation centers |
| Day use areas | Recreational vehicle parks |
| Developed campgrounds | Riding and hiking trails |
| Downhill ski facilities | Rural sports |
| Golf courses | Snowmobile courses |
| Group facilities | Sport assembly |
| Marinas | Undeveloped campgrounds |
| Off road vehicle courses | Visitor information centers |
RECOMMENDED AMENDMENTS TO THE
PLAN AREA STATEMENTS

Change the section on Additional Developed Outdoor Recreation in the Plan Area Statements as follows:

PAS 008, Change SUMMER DAY USES from 110 PAOT to 0 PAOT
PAS 017, Change SUMMER DAY USES from 200 PAOT to 0 PAOT
PAS 019, Change OVERNIGHT USES from 424 PAOT to 124 PAOT
PAS 022, Change SUMMER DAY USES from 100 PAOT to 0 PAOT
PAS 024A, Change SUMMER DAY USES from 550 PAOT to 0 PAOT
PAS 024B, Change SUMMER DAY USES from 285 PAOT to 0 PAOT
PAS 029, Change SUMMER DAY USES from 300 PAOT to 0 PAOT
PAS 037, Change SUMMER DAY USES from 100 PAOT to 0 PAOT
PAS 048, Change SUMMER DAY USES from 100 PAOT to 0 PAOT
PAS 057, Change SUMMER DAY USES from 500 PAOT to 0 PAOT
PAS 066, Change SUMMER DAY USES from 360 PAOT to 0 PAOT
PAS 089B, Change SUMMER DAY USES from 100 PAOT to 0 PAOT
PAS 102, Change SUMMER DAY USES from 200 PAOT to 0 PAOT
PAS 119, Change SUMMER DAY USES from 160 PAOT to 0 PAOT
PAS 129, Change SUMMER DAY USES from 190 PAOT to 0 PAOT and
OVERNIGHT USES from 1130 PAOT to 1020 PAOT
PAS 146, Change SUMMER DAY USES from 120 PAOT to 0 PAOT
PAS 150, Change SUMMER DAY USES from 160 PAOT to 0 PAOT
PAS 157, Change WINTER DAY USES from 1,150 PAOT to 1,100
PAOT
PAS 162, Change SUMMER DAY USES from 125 PAOT to 0 PAOT
PAS 163, Change SUMMER DAY USES from 280 PAOT to 0 PAOT
PAS 174, Change SUMMER DAY USES from 245 PAOT to 0 PAOT
Under Permissible use, Recreation, Change "visitor center" to "visitor information centers".
MEMORANDUM

October 5, 1988

To: The Advisory Planning Commission
From: Agency Counsel
Subject: Amendment of Chapters 36 and 20 to Provide Review of Certain Residential Parcels in Tyrolian Village, Washoe County

This matter has been continued to at least the November meeting in order to allow time to receive comments from the Tyrolian Village Homeowners Association.
MEMORANDUM

October 5, 1988

To: Advisory Planning Commission (APC)

From: Staff

Subject: Amendment To Chapter 20 (Land Coverage Standards)

History And Summary Of Alternatives

As provided for in Goal #3 of the Land Use Subelement of the Goals and Policies, a special task force was assembled by the Governing Board to make a recommendation on a permanent excess coverage mitigation fee schedule. The recommendations of the task force and public comments were considered by the Governing Board at their October, 1987 board meeting. Based on the recommendations of the task force, public comments, and direction from the Governing Board, staff prepared a supplemental report which was presented to the Board in December, 1987. The report evaluated five alternative fee schedules, including the current interim schedule and the schedule recommended by the task force. Each alternative was evaluated with respect to the following criteria:

1. Will the fee schedule provide a reasonable level of funding to carry out an effective land coverage reduction program?
2. Will the fee schedule not unduly deter property owners from undertaking rehabilitation projects on sites containing excess coverage?
3. To what extent does the fee schedule increase total project fees when considering BMP requirements and other mitigation fees?
4. Is the fee schedule equity?
5. Is the fee schedule simple to administer?

In December, staff recommended an alternative, identified as Alternative E, which established a fee percentage from a table depending on the amount of excess coverage in square feet and the
cost of the project. Activities exempt from TRPA review and approval would not be subject to the fee. The fee for projects would be determined by applying the fee percentage obtained from the table to the total cost of the project. Total cost would include costs associated with activities, such as ordinary maintenance and repair and structural repair less than $5,000, that if proposed by themselves would not be a project and would, therefore, be exempt from the fee. The fee percentages ranged from 1.0% to 4.0%. To create an incentive for projects being pursued early in the program, the total cost of the project was to be reduced by $15,000 during the first year, by $10,000 during the second year, and by $5,000 during the third year.

In response to the input received at the December Governing Board meeting, staff developed and assessed two additional alternatives; a modified version of Alternative E, referred to as Modified Alternative E, and a new alternative, Alternative G. These additional alternatives were presented to the Governing Board at the April 27, 1988 board meeting.

Modified Alternative E generally reduced the fee percentages for projects having relatively small amounts of excess coverage by reducing the minimum fee from 1.0% to 0.06%. The incentive to encourage rehabilitation projects early in the program was changed to a percentage reduction of the total project costs during the first three years of the program; 50% during the first year, 40% during the second year, and 30% during the third year.

The significant change with Alternative G was that the costs of improvements that by themselves would not be a project, ordinary maintenance and repair and structural repair and remodeling less than $5,000, could be subtracted from the total project cost prior to calculating the mitigation fee. To compensate for the resulting loss in revenue, the maximum fee was to be increased to from 4% to 5.0% (see Table A on Attachment A). Both of these modifications included in Alternative G are currently elements of the interim fee schedule. The percentage reductions in project cost during the first three years were also reduced to compensate for the resulting loss in revenue. During the first year the reduction was reduced to 30%, during the second year to 20%, and during the third year to 10%.

A comparison by general project type of the potential fees generated under the alternatives assessed is shown in Table A on Attachment A.

Table B shows estimates of annual fees that could be generated, after the third year, under the four alternatives.

<table>
<thead>
<tr>
<th>TABLE B</th>
<th>ESTIMATED ANNUAL FEES</th>
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<tr>
<td>Interim System</td>
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<tr>
<td>Alternative E</td>
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<td>Modified Alternative E</td>
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<tr>
<td>Alternative G</td>
<td>$500,000</td>
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Impact Analysis

None of the alternative mitigation fee schedules developed and assessed by staff represent a significant departure from the interim fee schedule. In fact, Alternative G is most similar to the interim schedule. Staff believes that any of the alternatives is well within the description of the proposed action as set forth in the EIS for the implementing ordinances and, therefore, is within the scope of the impact analysis contained in that EIS.

Action At April Governing Board Meeting

At the April Governing Board meeting Larry Hoffman, representing the Tahoe Sierra Preservation Council, stated he felt that Alternative G was a step in the right direction, but suggested that, in addition, the TRPA consider creating areas within Community Plans that would be exempt from the fee on a short term basis. He felt this exemption would encourage rehabilitation where it is needed most and would be justified as long as the Community Plan included programs to mitigate excess land coverage within the Community Plan as a whole.

Staff recommended that the Interim System be continued for six months to give staff time to pursue Mr. Hoffman’s idea for possible inclusion into Alternative G. The Governing Board approved amendments to Chapter 20 to extend the Interim System until January 1, 1989.

Staff Recommendation

Staff recommends that the APC recommend to the Governing Board that Alternative G be approved as the permanent excess coverage mitigation fee schedule with an exception provided for projects located within approved Community Plans. Granting the exception would be subject to TRPA making the following findings:

1. That the project is located within an approved Community Plan that has identified the project site for rehabilitation and includes a program that will result in the excess land coverage associated with the project being mitigated in accordance with Section 20.5 of the Code.

2. The Community Plan identifies a funding source to accomplish the program designed to mitigate excess land coverage.

The amendments to Chapter 20 necessary to implement the staff recommendation are shown on Attachment B.
<table>
<thead>
<tr>
<th>Typical Project Type (Land Capability)</th>
<th>Average Excess Coverage</th>
<th>Fee Percentages</th>
<th>Project Costs</th>
<th>Fee Amounts</th>
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<td></td>
<td>Sq. Ft.</td>
<td>(%)</td>
<td>Alt. E (%)</td>
<td>Interim System (%)</td>
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<td>Typical SFD</td>
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<td>Interim System (%)</td>
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<td>Rehab. (4-7)</td>
<td>55,000</td>
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</table>
PROPOSED AMENDMENT TO
CHAPTER 20 TO IMPLEMENT
ALTERNATIVE G AS
RECOMMENDED BY STAFF

I. Amend Subparagraph 20.5.A(1) as follows:

(1) Excess Coverage Calculations: Excess land coverage equals the existing percentage amount of land coverage, less the total of the following: the maximum allowable percentage amount of base coverage; the percentage amount of coverage approved by transfer; and the percentage amount of coverage previously mitigated under this Section.

Excess coverage (sq ft) = Existing Coverage (sq ft) + (Maximum coverage (sq ft)) - Transferred Coverage (sq ft) - Previously Mitigated Coverage (sq ft)

II. Amend Subparagraph 20.5.A(3) as follows:

(3) Determination of Excess Coverage Mitigation Fee:

The required excess land coverage reduction mitigation fee shall be calculated as follows:

(a) Coverage Mitigation Fee: The excess coverage mitigation fee shall be calculated by multiplying determining the percentage amount of excess coverage by the TRPA reduction factor (+95), in accordance with subparagraph (1), above. The appropriate fee percentage is then determined from Table A, below, based on the amount of excess land coverage. The fee percentage is then multiplied by the estimated construction cost of the project. As determined by application of in calculating the estimated construction costs of the project, the cost of improvements that would otherwise be exempt from TRPA review and approval if proposed separately may be subtracted from the total construction cost of the project. If questions arise with respect to estimated construction costs, TRPA shall use the Marshall Swift Construction Cost Guide or its equivalent. In no case shall the fee be less than $100.

Mitigation Fee (\$) = Mitigation Fee Percentage (%) x Estimated Construction Cost of Project (\$)

Attachment B
### TABLE A
EXCESS COVERAGE MITIGATION FEE

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<tr>
<th>Square Feet of Excess Coverage</th>
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<th>Square Fee of Excess Coverage</th>
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</table>

(b) **Coverage Reduction:** For purposes of calculating the square footage reduction of excess coverage to be credited the parcel pursuant to Chapter 38, the land coverage reduction is calculated by dividing the mitigation fee ($) by the standard TRPA coverage cost. The standard cost shall be based on actual land bank coverage cost, to be determined by TRPA in consultation with the land banks and updated annually. Until a permanent program is adopted, the standard cost shall be $5.00 per square foot.

Coverage Reduction (Sq. Ft.) = Mitigation fee ($) / TRPA Coverage Cost ($/sq. ft.).

(c) **Fee Reductions During First Three Years of Program:** During the first year from the effective date of this amendment, the project costs calculated in accordance with subparagraph (a), above, shall be reduced by 30% prior to calculating the excess coverage mitigation fee. During the second year, project costs shall be reduced by 20% and during the third year by 10%. Thereafter, project costs shall not be reduced.

III. Amend Subsection 20.5.B by adding subparagraph (6) as follows:

(6) **Projects Within Community Plans:** Projects which are located within an approved Community Plan may be exempt from the requirement to mitigate excess land coverage provided TRPA makes the following findings:

(a) The approved Community Plan identifies the project site for rehabilitation and includes a program that will result in the excess land coverage associated with the project being mitigated in accordance with Section 20.5 of the Code; and

(b) The Community Plan identifies a funding source to accomplish the program designed to mitigate excess land coverage.
MEMORANDUM

October 4, 1988

To: The Advisory Planning Commission

From: The Staff

Subject: Amendment of Chapter 33 (Allocation of Development)

Purpose

Chapter 20 contains language in Subsection 20.3.B(1)(c) that allows TRPA to approve special land coverage transfer programs for parcels in subdivisions. TRPA has been requested to develop such a program for lots in the Tahoe Keys Subdivision that are less than 6,000 square feet.

History

On August 11, TRPA staff conducted a scoping session on the subject of a special land coverage transfer program for the Tahoe Keys area. The meeting was attended by representatives of the Tahoe Keys Property Owners Association, the State of California, and members of the public. After consideration of the information and issues identified at the session, it appeared unlikely that an ordinance would be in effect by December 31, 1988, the deadline by which people holding 1988 allocations are required to submit applications to build new single family dwellings or to complete a transfer. Consequently, some in the group recommended taking action to extend the deadline to allow time to develop the ordinance.

Options for Extending Deadlines

The following discussion presents and evaluates options for extending the December 31, 1988 deadline for filing a complete application for people owning a lot in the Tahoe Keys with a 1988 residential allocation and for completing a transfer for people who purchased an unbuildable parcel elsewhere with the intention of transferring the allocation to a lot in the Keys. Extending the deadline is being considered to provide people wishing to utilize a 1988 allocation to construct a new single family dwelling in the Keys additional time so they may have an opportunity to take advantage of a possible program for transferring land coverage in excess of 30% on small parcels in the Keys.
A land coverage transfer program was in effect for the Tahoe Keys Subdivision from 1982 to May of 1984 and from May of 1986 to July of 1987. Individuals from the Keys believe that lots need at least 1,800 square feet of allowable coverage to be properly developed. Since allowed coverage in the Keys is generally 30% of the land area, lots under 6,000 square feet are considered to be in need of additional coverage. The program previously in effect in the Keys allowed 1,800 square feet for lots of 0-6,000 square feet and 1,900 square feet for lots up to 6,333 square feet. There are over 200 vacant lots in the Keys that are 6,000 square feet or smaller, about 40 of which are 4,000 square feet or smaller.

The existing Code establishes a general transfer program available anywhere in the Region which would allow any eligible lot between 4,000 and 9,000 square to transfer coverage up to a minimum of 1,800 square feet. Under this general transfer program, coverage could be transferred into the Keys from outside, thereby creating the potential for the total coverage in the Keys to further exceed 30%. Although this general transfer program cannot be implemented until the 208 Plan is amended, it is assumed that a transfer program for the Keys could be implemented as soon as adopted by TRPA and effective, provided the program is substantially the same as the programs previously in effect. This assumption is based on the understanding that the previous coverage transfer programs in the Keys were determined to be consistent with the 208 Plan.

At the Tahoe Keys scoping session, there was estimated to be approximately 20 people with allocations involved with lots under 6,000 square feet, including those who do not actually own a lot in the Keys but have purchased an unbuildable lot elsewhere with the intent to transfer the allocation to the Keys. Extending the deadline with respect to the 1988 allocations is preferred over allowing the allocation to revert back to the City, and having the City reissue the allocation to the previous holder, because the reissued allocation would be a 1989 allocation and possibly subject to IPES. Small lots, especially those less than 4,000 square feet, may receive low IPES scores due to application of parcel size adjustment factors.

The following options have been identified. A brief evaluation of the effects, disadvantages, and advantages follows each option.

1. Extend the deadline for filing a complete application for people owning a lot in the Keys of 6,000 square feet or less. This option would provide people who actually own a small lot in the Keys an opportunity to take advantage of a transfer program, but would not provide the same opportunity to people who had not completed a transfer into the Keys by December 31, 1988, or to people outside the Keys who may own small lots and wish to take advantage of the transfer program currently set forth in the Code, but not available until after the 208 Plan is amended.
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Disadvantages:

(a) Provides treatment for Keys lot owners not available elsewhere in Basin.

(b) Will allow more small lots to be built on sooner, even though under IPES they would be low suitability and possibly not eligible initially.

(c) Minor increase in peaking of applications at end of 1989. May not solve the problems of all who delay a decision.

Advantages:

(a) Limits the increased opportunity for building upon small lots (less than 6,000 square feet) to only those in the Keys.

(b) Provides some additional time for lot owners who, until last July 1987, had additional coverage for lots under 6,333 square feet.

(c) Would provide additional time to design a coverage transfer program for the Keys area which could keep total coverage in the Keys area to a maximum of 30%.

2. In conjunction with 1, above, extend the deadline for completing a transfer to a lot in the Keys of 6,000 square feet or less. This option would provide the opportunity of transferring coverage for people wishing to transfer an allocation to small lots in the Keys. It would not provide the same opportunity to people wishing to transfer coverage to a lot outside the Keys.

3. Extend the deadline for filing a complete application and for completing an allocation transfer to all 1988 allocations. This option would provide an opportunity for all people in the Region holding a 1988 residential allocation to take advantage of coverage transfer programs if the 208 amendments are certified prior to the date to which the deadline is extended.

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Disadvantages:

(a) Extends the period of time in which a dual system applies by six months.

(b) People whose plans are uncertain will have six months to a year longer to tie up allocations.

(c) May not solve all the problems of those who delay.

(d) Because IPES is considered a better way of determining suitability for development, it postpones full application of a better system for six months to a year. Small lots (less than 6,000 square feet) that have been restricted to a maximum of 30% land coverage since 1980 would become eligible.

(e) Many more applications would be filed and would have to be processed at the end of 1989.

Advantage: Everyone is treated the same.

4. Provide no extension. Like everyone else, owners of allocations in the Keys, or people hoping to transfer an allocation to the Keys, would have to act by December 31, 1988.

Disadvantages:

(a) Several people with allocations for small lots in Keys would have to give up the allocations or build at maximum coverage of 30%.

(b) Several people planning to buy allocations from low capability lots would have to give up allocations or transfer to larger high capability lots in Keys or elsewhere.

Advantages:

(a) No one is provided a special break.

(b) IPES, when it is in effect, commences to apply as it was intended.
(c) People with 1988 allocations now in Keys would still be processed under '88 rules. If a coverage transfer program takes effect, they could modify their plans later.

(d) Reduces possibility of total coverage in Keys continuing to increase over 30%.

Impact Analysis: Postponing the December, 1988 deadline would not have a significant environmental impact because it amends a procedural provision of the Code. Additionally, it may create the opportunity to transfer coverage, to and build upon, lots under 6,000 square feet. After the 208 Plan is amended, lots between 4,000 and 6,000 square feet could increase coverage by transfer from anywhere in the hydrologically related area. Because IPES doesn't apply to 1988 allocations, these lots could get increased coverage and be considered eligible without regard to IPES. Presumably IPES will cause small lots to be less suitable, maybe even initially ineligible. Allocations for 1989, however, would first have to be initially eligible (above the IPES line) before they could receive additional coverage over base coverage - so if the exception is applied to only lots in the Keys, any impacts will be limited to about 20 lots.

Coverage transfer into the Keys from outside the Keys pursuant to the general transfer program, but still in the hydrologically related area, would cause total coverage in the Keys to increase. Unless TRPA can set up a special coverage transfer for the Keys to allow transfers only within the Keys area, an excess coverage situation will probably result in the Keys.

One way to avoid an impact that might otherwise exceed the provisions of the Regional Plan is to confine an extension to only the Keys and to condition the extension to apply existing coverage rules or rules specially designed for the Keys. Special rules would be appropriately designed to be at least as beneficial to the environment as those existing. Further, environmental documentation of the impact of transfer programs will be prepared in conjunction with the transfer program.

Recommendation

Staff recommends that the APC recommend that the Governing Board amend Chapter 33 to provide a six-month extension, with respect to 1988 allocations, for filing complete applications for additional residential units and for completing a transfer to lots in the Tahoe Keys Subdivision that are less than 6,000 square feet. In addition, staff recommends that if an allocation is transferred within the extension period, the deadline for submitting a complete application to construct an additional residential unit also be extended by six months.
The amendments to Chapter 33 required to implement the staff recommendation are shown on Attachment A.

In addition, staff recommends the APC recommend that the Governing Board find, based on the analysis contained in this memorandum, that the proposed amendments will not have a significant impact on the environment.
Subsection 33.2.B (page 33-6)

(2) Administration: An allocation shall entitle the owner of the receiving parcel to either apply for a TRPA permit to construct an additional residential unit or to transfer the allocation to another parcel pursuant to Chapter 34. Distribution of, and other transactions concerning allocations, shall be tracked, accounted for and otherwise treated in accordance with Chapter 38.

(a) Upon receipt of the allocation form from the county or city, the owner of the parcel may file an application with TRPA to either construct a residential unit or transfer the allocation. Failure to either file a complete application or complete a transfer by the deadlines set in subsections subparagraphs (b), (c), (e), and (f) below, shall result in the forfeiture of the allocation to the county or city of origin.

(b) Except as set forth in Section 33.12.C, Multi-Residential Allocations, and subparagraph (e), below, complete applications for construction of additional residential units shall be filed with TRPA no later than December 31 of the year in which the allocation was distributed.

(c) Except as set forth in subparagraph (f), below, transfer of allocations shall be complete no later than December 31, of the year in which the allocation was distributed. Transfers of allocations shall be deemed complete when the applicant has received a TRPA notice of eligibility for the transfer and the original allocation form has been signed by the owners of the transferor and transferee parcels, the county or city which issued the allocation, and TRPA. The signatures of the receiving and sending county or city shall be required for intercounty transfers.

(d) Except as set forth in subparagraph (f), below, upon transfer of an allocation, a complete application for an additional residential unit shall be filed no later than June 1 of the year after the issuance of the allocation. Failure to file a complete application by June 1 shall result in the forfeiture of the allocation to the city or county of origin.
(e) For parcels in the Tahoe Keys Subdivision that have a 1988 allocation as of December 31, 1988 and that are 6,000 square feet or less in size, complete applications for construction of additional residential units shall be filed with TRPA no later than July 1, 1989. Residential units processed under this subparagraph shall be recognized as 1988 allocations.

(f) The deadline set forth in subparagraph (c), above, for transferring allocations may, prior to the December 31, 1988 deadline, be extended to July 1, 1989 by approval of such extension by the City of South Lake Tahoe and TRPA, provided the person holding the allocation has, as of December 31, 1988, a legally binding option to purchase a parcel of 6,000 square feet or less in size in the Tahoe Keys Subdivision. Transfers of allocations shall be deemed complete in accordance with subparagraph 33.2.B(2)(c). Upon transfer of an allocation under this subparagraph, a complete application for an additional residential unit shall be filed no later than December 31, 1989. Failure to file a complete application by December 31, 1989 shall result in the forfeiture of the allocation to the city or county of origin. Residential units processed under this subparagraph shall be recognized as 1988 allocations.
MEMORANDUM

September 28, 1988

To: Advisory Planning Commission (APC)
From: Staff

Subject: Proposed "Clean-up" Amendments To Plan Area Statements And Maps And Pierhead Line Aerial Photograph C-10.

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. In addition, since the Pierhead Line Aerial Photographs were developed in the early 1970s a significant physical change has occurred in the configuration of the shorezone in the vicinity of Blackwood Creek. Due to this change, the location of the original pierhead line is no longer consistent with the criteria used to locate the original pierhead line.

This report identifies and assesses specific amendments proposed to correct the problems cited above. TRPA staff considers these amendments to be necessary to correct oversights and make the Plan Area Statements and Maps and the Pierhead Line Aerial Photographs consistent with the Goals and Policies Plan.

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.

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AGENDA ITEM V.I.
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. Attachment A is a copy of PAS 102.

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 Blvd. and Venice Dr. 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 the 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.

3. PAS 012 (North Tahoe High School): Add "recreation centers" as a special use.
Reason: This use was inadvertently omitted when the plan area was originally drafted. Recreation centers are defined as "indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services such as swimming pools, multi-purpose courts, weight rooms, and meeting and crafts rooms". These uses currently exist as accessory uses at the North Tahoe High School and the North Tahoe Public Utility District proposes to construct new public recreation facilities falling under this definition in PAS 012. It is proposed that the use be listed as a special use to assure compatibility with the surrounding residential uses. Attachment E is a copy of PAS 012.
Impact Identification And Assessment: The proposed amendment will not have a significant effect on the environment due to the following factors:
1. There are land areas in PA 012 that are accessible from existing public rights-of-way and are classified as land capability levels 4, 5, 6, or 7.
2. 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.
3. "Recreation Centers" may be an appropriate use on one or more existing parcels in PA 012 due to the size and location of such parcels and surrounding uses.

4. PAS 077, (Oliver Park): Increase maximum density for multi-residential from 10 units per acre to 15 units per acre. 
Reason: All but two lots in the Oliver Park Subdivision, which contains a total of 70 lots, have been developed under density limitations of 15 units per acre (see Attachment F). At 15 units per acre a duplex is allowed even on the smaller lots. Under the current density limitation of 10 units per acre one of the two remaining vacant lots is restricted to a single family residence. This amendment is necessary to establish a density limitation consistent with the predominant land use in the area and to recognize the majority of existing uses as conforming uses.
Impact Identification And Assessment: The proposed amendment will not have a significant effect on the environment due to the following factors:
1. TRPA has established, based on field data collected by IPES field teams, that the two remaining vacant lots in the Oliver Park Subdivision are not within a stream environment zone or otherwise within land capability levels 1, 2, or 3.
2. The proposed amendment will establish a maximum density that is consistent with the predominance of existing residential development in the general vicinity.
3. 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.

5. PAS 084, (Palisades): Expand Special Area #1 to include the existing multi-residential uses at the southeast corner of Kingsbury Grade and Palisades Rd. (see Attachment G), add multi-residential as a special use in Special Area #1, and set the maximum density for multi-residential at 10 units per acre. Attachment H is a copy of PAS 084.
Reason: The existing multi-residential uses in this plan area are nonconforming and, therefore, cannot be expanded even though in some cases the land coverage limitations would allow minor expansion. Special Area #1 was created to recognize a vested commercial project. Expanding Special Area #1 to include the existing multi-residential uses will not only recognize these uses as conforming but will create additional development options for the vested commercial site. Expanding
the special area will avoid allowing multi-residential in the entire plan area, which, except for the vested commercial site and the existing multi-residential uses, is predominately single family residential.

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

1. The amendment will recognize existing development as conforming to use while limiting any potential for additional residential units to a site for which a vested right has been recognized for a commercial project. This commercial site currently contains building foundations and substantial ground disturbance over more than 70% of the parcel area.

2. If an addition is proposed to an existing residential unit and the addition is determined to be a project, or new residential units are proposed on the commercial site, to approve the project 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.

3. Multi-residential uses are appropriate in Special Area #1, as amended, due to the area being located immediately adjacent to Kingsbury Grade, yet sufficiently buffered from existing single family residential areas in the vicinity.

6. PAS 127 (Camp Richardson): The amendments being proposed to this plan area fall into the following two categories:

A. Add "beach recreation", "boat launching facilities", "salvage operations", and "water oriented outdoor recreation concessions" as allowed uses and "marinas", "tow boat operations", and "water borne transit" as special uses in Shorezone Tolerance District 1. Add "boat ramps" and "breakwaters or jetties" as special uses under Accessory Structures in Shorezone Tolerance District 1.

Attachment I is a copy of PAS 127.

Reason: When PAS 127 was originally drafted staff believed that the existing marina was located entirely within a Shorezone Tolerance District 7. Upon further analysis it has been determined that a small portion of the existing marina is located in an area classified as Tolerance District 1. These amendments are proposed to be consistent with recognition of other existing marinas located in areas classified as Tolerance District 1 as conforming uses.

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

1. Although the proposed amendment will recognize the existing marina as a conforming use, a marina master plan would have to be approved by TRPA prior
to approval of expansion to the marina in excess of ten new boat slips and ten new buoys. The process for preparing a marina master plan requires a complete assessment of environmental opportunities and limitations, and preparation of alternative plans, a needs assessment, and environmental document. Marina master plans must include a mitigation program describing all mitigation measures incorporated into the plan to offset potential impacts identified in the environmental document, including construction schedules, maintenance programs, methods of mitigation, and dates of completion. A monitoring program must describe all monitoring necessary to ensure that the implementation of the plan is consistent with the Regional Plan and environmental threshold carrying capacities. The monitoring program must include a summary of proposed funding sources.

2. 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.

B. Add "Tourist Accommodation - Hotel, motel, and other transient dwelling units" as a special use and set maximum density at 20 units per acre.

Reason: These amendments are proposed to be consistent with the way transient dwelling units are recognized as conforming uses at other U. S. Forest Service resorts, such as Meeks Bay and Zephyr Cove. At both these locations the plan area lists "hotel, motel, and other transient dwelling units" as a special use and sets the density at 20 units per acre.

Impact Identification And Assessment: These amendments will not have a significant effect on the environment due to the following factors:

1. Although the intent of the amendment is to recognize the existing tourist accommodation units at Camp Richardson as conforming, the amendment would allow new tourist accommodation units to be proposed. However, any such proposal would be subject to the allocation provisions set forth in Chapter 33 of the Code. These provisions would require that any new tourist accommodation units proposed at Camp Richardson be existing units that are relocated through a transfer program approved by TRPA. Since this amendment does not create a potential for any additional tourist accommodation units in the Region the amendment is within the description of the proposed action as set forth in
the EIS prepared for the Plan Area Statements and Implementing Ordinances of the Regional Plan.

2. 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.

3. Listing the proposed use as a special use will assure that prior to any project approval a public hearing is held and a determination made that the nature, scale, density, intensity, and type of use is appropriate for the parcel and surrounding area and that the use will not change the character of the neighborhood.

7. PAS 008 (Lake Forest): Add "churches" as a special use.

Reason: There is an existing church in Plan Area 008. There are parcels in the plan area, including the parcel containing the existing church, on which a church may be an appropriate use due to the location and size of the parcel. Churches are a use that is similar to other public service uses permitted in the plan area, such as "local public health and safety facilities", "public utility centers", and "local post offices". It is proposed that the use be listed as a special use to assure compatibility with surrounding uses. Attachment J is a copy of PAS 008.

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

1. There are areas within PA 008 that are accessible from existing public rights-of-way and are classified as capability level 4, 5, 6, or 7.

2. The existing church in PA 008 is located on property that has sufficient land coverage available to allow for an addition to the church.

3. 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.

4. There are existing parcels in PA 008 on which a church may be an appropriate use due to the size and location of the parcel.

8. Adjust the boundary between Plan Area 022 (Tahoe Vista Commercial) and Plan Area 023 (Tahoe Vista Subdivision):

Include two parcels, APNs 117-110-48 and 117-110-49, in PA 022. The total area of the two parcels is approximately 28,500 sq. ft.
Reason: The owner of the two parcels, Frank G. Hart, is requesting that both parcels be included in PA 022 so they can be managed more efficiently in conjunction with an adjacent parcel, APN 117-110-39, he owns in PA 022. There is an existing residential duplex on APN 117-110-39, a residential triplex on APN 117-110-49, and APN 117-110-48 is vacant (see Attachment K). The intent in drawing the boundary between PA 022 and PA 023 was to place the existing multi-residential uses in the vicinity in PA 022 so they would be conforming uses. However, it was not known at the time that APN 117-110-49 contains a residential triplex. Attachments J and K are copies of PASs 022 and 023, respectively. All three parcels are zoned TR2 by Placer County. TR2 allows multi-residential at a maximum density of 10 units per acre. At the request of the property owner, Frank G. Hart, staff considered adjusting the boundary so both parcels would be located in PA 022. Because APN 117-110-48 is vacant and adjacent on three sides to single family residences, staff considers it more appropriate to leave APN 117-110-48 in PA 023, thereby limiting residential uses on the parcel to a single family dwelling.

Impact Identification And Assessment: The amendment proposed by staff, which is to adjust the boundary to include only APN 117-110-49 in PA 022, will not have a significant impact on the environment due to the following factors:

1. The amendment will recognize an existing use as conforming and the maximum density under Placer County’s TR2, which allows a triplex on the parcel, eliminates any potential for expansion.
2. By leaving APN 117-110-48 in PA 023, any future residential development on this parcel is more likely to be consistent with surrounding residential uses.
3. APN 117-110-49 is classified as a land capability level 6.
4. 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.

9. Adjust Pierhead Line: Adjust pierhead line on aerial photograph C-10 in the vicinity of Blackwood Creek (see Attachment L).

Reason: Since the pierhead line maps were drawn in the early 70s the configuration of the shoreline in the vicinity of Blackwood Creek has changed significantly due to large amounts of sediment being discharged from the mouth of the creek. Initially the pierhead line in this location was located at a lake bottom elevation of approximately 6220 ft. Due to the
discharge of sediment from Blackwood Creek the pierhead line immediately south of the creek is currently located at an approximate elevation of 6226 ft. There are two existing piers in this area that due to these changes extend to an approximate elevation of 6226 ft. Since piers cannot extend past the pierhead line or elevation 6219 ft., whichever is less, these piers cannot be extended. The owner of one of the piers is requesting that the pierhead line be adjusted to coincide with elevation 6219 ft. Staff considers it more appropriate to adjust the line to coincide, generally, with elevation 6220 ft., since the line is at that location on both sides of Blackwood Creek. Such an adjustment would create the potential for three existing piers in the vicinity to be extended, the longest extension being approximately 110 feet to a 90 foot pier.

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

1. The extension of a pier is a project requiring review and approval by TRPA. 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.

2. As a result of the amendment, structures with the potential to adversely impact navigational safety could be proposed, but provisions set forth in Chapter 50 require that prior to TRPA approving any project in the shorezone those agencies with jurisdiction over a lake’s navigable waters determine that the structure will not adversely impact navigation or create a threat to public safety.

10. PAS 027 (Woodvista) and PAS 122 (Tahoe Paradise-Mandan): Add "snowmobile courses" as a special use in both plan areas (Attachments M and N are copies of PASs 027 and 122, respectively)

Reason: In past winters TRPA has authorized the operation of snowmobiles at several golf courses in the Region, including the Woodvista Golf Course in Tahoe Vista and the Tahoe Paradise Golf Course in Tahoe Paradise. However, TRPA could only give such authorization on a temporary bases, requiring a new permit to be issued each year, because portions of both golf courses are located in plan areas where snowmobile courses are not a permitted use: Woodvista in PA 027 and Tahoe Paradise in PA 122. The base facilities for both snowmobile operations are located in PASs where snowmobile courses are a special use: Woodvista in PA 029 (Kings Beach Commercial) and Tahoe Paradise in PA 125 (Meyers Commercial). This amendment would allow TRPA to issue a permit that could be renewed each winter after a public hearing is held.
Impact Identification And Assessment: These amendments will not have a significant effect on the environment due to the following factors:
1. Prior to issuing a permit to allow snowmobiles to be operated on a commercial bases TRPA must notify affected property owners and give them the opportunity to be heard. TRPA must also find, based on evidence in the record, that the project will not cause the maximum community noise equivalent level (CNEL) standard to be exceeded in adjacent plan areas.
2. 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.
3. Snowmobiles have been operated in these areas in the recent past under permits from TRPA. Such permits were issued only upon TRPA finding that the operation of snowmobiles at these locations in accordance with special conditions, including limitations on hours of operation, would not violate applicable CNEL standards or be disturbing to the enjoyment of property in the vicinity.

11. PAS 101 (Bijou Meadows): Add "local public health and safety facilities" and "local post offices" as special uses (Attachment 0 is a copy of PAS 101).
Reason: There is an existing U. S. Postal Service neighborhood delivery center located in this plan area, which falls under the definition of "local post offices". It is proposed that "local public health and safety facilities" be added to PAS 101 as a special use to be consistent with the other public service uses currently listed as allowed or special in the plan area, such as "regional public health and safety facilities", "publicly owned assembly and entertainment facilities", and "cultural facilities". This amendment would allow TRPA to consider a proposal by the Humane Society to construct an animal shelter in PA 101.
Impact Identification And Assessment: These amendments will not have a significant effect on the environment due to the following factors:
1. "Local post offices" are being added as a special use to recognize an existing facility as conforming to use. Any new facility or significant expansion to the existing facility would require issuance of a permit from TRPA. 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.
2. There a several parcels in PA 101 that due to
factors such as location, size, land capability, and access may be a suitable sites for any one of the uses proposed to be added as special uses in PAS 101.
3. Listing the proposed uses as special uses will require TRPA to establish that any project, for which the use pertains, is compatible with surrounding uses prior to issuance of a TRPA permit.

12. PAS 174 (64 Acre Tract) and PAS 066 (Zephyr Cove): Change "public safety facilities (S)" to "local public health and safety facilities (S)".
Reason: The term "public safety facilities" is not used in the TRPA Code of Ordinances. It was replaced with the term "local public health and safety facilities".
Impact Identification And Assessment: This amendment will not have a significant effect on the environment because the proposed change is strictly a technical correction.

13. PAS 045 (Incline Village Commercial): Add "regional public health and safety facilities" and "health care services" as special uses (Attachment P is a copy of PAS 045).
Reason: These uses were inadvertently omitted when the plan area was originally drafted. These uses are listed as special uses in other plan areas that have a Land Use Classification of Commercial/Public Service. These uses are consistent and compatible with the predominate land uses in the plan area. It is proposed that both uses be listed as special uses to assure compatibility with adjacent uses.
Impact Identification And Assessment: This amendment will not have a significant impact on the environment due to the following factors:
1. There are several parcels in PA 045 that due to factors such as location, size, land capability, and access may be a suitable sites for any one of the uses proposed to be added as special uses in PAS 045.
2. 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.
3. Listing the proposed uses as special uses will require TRPA to establish that any project, for which the use pertains, is compatible with surrounding uses prior to issuance of a TRPA permit.

14. PAS 001A (Tahoe City) and PAS 002 (Fairway Tract): Add the word "Area" to the end of the Special Designation "Multi-Residential Incentive Program".
Reason: The term "Multi-Residential Incentive Program" was replaced in the TRPA Code of Ordinances by the term
"Multi-Residential Incentive Program Area".
Impact Identification And Assessment: This amendment will not have a significant effect on the environment because the proposed change is strictly a technical correction.

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

1. Based on the identification 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.
102 -- TAHOE KEYS

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 capable 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.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>51</td>
</tr>
</tbody>
</table>
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 USE 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 \hspace{1cm} RESIDENTIAL
Management Strategy \hspace{1cm} MITIGATION
Special Designation \hspace{1cm} 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:

ATTACHMENT D
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

Restoration (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.

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<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>
</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 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.)
012 -- NORTH TAHOE HIGH SCHOOL

PLAN DESIGNATION:

Land Use Classification
RECREATION

Management Strategy
MITIGATION

Special Designation
TDR RECEIVING AREA FOR:
1. Existing Developments

DESCRIPTION:

Location: This Plan Area includes the area in and around the high school site in the Highlands area near Dollar Point and can be located on TRPA maps C-5, C-6, D-5 and D-6.

Existing Uses: Recreational facilities in this area include tennis courts, a softball field, a soccer field, and a nordic ski center. The TCPUD helps with the maintenance of the school facilities and leases the highlands area to a concessionaire who operates the nordic center for winter cross country skiers. The remaining area is undeveloped land fronting Highway 28.

Existing Environment: This area is mostly covered by mixed conifer fir with mountain whitehorn as the predominate understory vegetation. Developed areas are mostly associated with the high school site and several openings that were cut to accommodate a proposed golf course. Most of the area is classified as low to moderate hazard.

PLANNING STATEMENT: This area should continue to provide developed recreational facilities for the local residents.

PLANNING CONSIDERATIONS:

1. Off-road vehicle use is a problem.

2. This Plan Area may provide an alternative site for recreation or residential facilities now located in SEZs or other unsuitable areas.

3. Scenic Roadway Unit 16 is within this Plan Area.

SPECIAL POLICIES:

1. Continue to provide winter recreational opportunities for cross country skiers.

2. A secondary access to the high school should be considered.

3. Off-road vehicle use should be discouraged.

4. Consider this area as a preferred site for relocating recreation and residential facilities now located in stream environment zones or other unsuitable areas.

5. Placer County and the Tahoe City Advisory Council, in cooperation with TRPA, have comm...
menced a general plan review of the areas included in Plan Areas 001A, 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, 171, 172, 173 and 174. Until that general plan process has been completed the Plan Areas designated 001A, 001B, and 009A have been designated preliminary Community Plan areas. However, it is the intent of TRPA that an indepth examination of the entire area be undertaken during the general plan process to determine the final areas that shall be subject to Community Plan incentives, and establish the final boundaries of Community Plan areas, as well as to develop other relevant planning considerations. Proposals for inclusion of any significant additional areas within Community Plan boundaries shall demonstrate compliance with the criteria for such inclusion set forth in the Code of Ordinances.

6. Intensive public uses should be confined to Special Area #1 which abuts PAS 009B and fronts on Highway 28. This Special Area should also be considered in conjunction with any Community Planning nearby.

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 (S).

**Public Service**

Churches (S), cultural facilities (S), pipelines and power transmission (S), public utility centers (S), transmission and receiving facilities (S), transportation routes (S), cemeteries (S), membership organizations (S), schools - kindergarten through secondary (S), and transit stations and terminals (S).

**Recreation**

Cross country skiing courses (S), day use areas (A), riding and hiking trails (S), undeveloped campgrounds (A), participant sports (S), developed campgrounds (A), outdoor recreation concessions (S), rural sports (S), group facilities (S), and snowmobile courses (S).

**Resource**

Reforestation (A), sanitation salvage cut (A), Management selection cut (S), special cut (S), thinning (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), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

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

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

**Public Service**

Publicly owned assembly and entertainment (S), regional public health and safety (S), and government offices (S).

PAS 012 – NORTH TAHOE HIGH SCHOOL

Page 2

ATTACHMENT E
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>Single Family Dwelling</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td>Developed Campgrounds</td>
<td>8 sites per acre</td>
</tr>
<tr>
<td>Group Facilities</td>
<td>25 persons per acre</td>
</tr>
</tbody>
</table>

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.
084 -- PALISADES

PLAN DESIGNATION:

Land Use Classification
RESIDENTIAL
Management Strategy
MITIGATION
Special Designation
SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area is in the middle of Kingsbury Grade around the intersection of Kingsbury Grade and Palisades Road. This area is located on TRPA map 1-16.

Existing Uses: The area is residential containing a TRPA-approved subdivision and condominiums, older subdivisions, a restaurant, a small commercial complex and residential uses. The area is approximately 50 percent built out.

Existing Environment: This area is 80 percent high hazard, 10 percent SEZ and 10 percent moderate hazard. The land coverage is moderate and the disturbance is high.

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

PLANNING CONSIDERATIONS:

1. Older subdivisions and parcels are not up to minimal BMP standards.
2. Scenic Roadway Unit 44 is within this Plan Area and is targeted for restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. Commercial development shall be limited to parcels committed to such development (Special Area #1). New uses or change in use shall be limited to neighborhood serving uses which reduce vehicle miles traveled.
2. Land coverage reduction is a high priority in this area.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 31 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 Area #1):

Residential
Single family dwelling (A).
Tourist Accommodation  Bed and breakfast facilities (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), and local post (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).

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

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

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

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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</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>Tourist Accommodation</td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast Facilities</td>
<td>8 units 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 0 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area, including the Highway 207 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:

PAS 084 -- PALISADES
Page 2  ATTACHMENT H
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 207 corridor. (To be completed.)
127 -- CAMP RICHARDSON

PLAN DESIGNATION:

Land Use Classification
RECREATION
Management Strategy
MITIGATION
Special Designation
RECEIVING AREA FOR:

1. Existing Development

PREFERRED AFFORDABLE HOUSING AREA

DESCRIPTION:

Location: This area is situated along the shorezone between Pope Beach and Taylor Creek and is depicted on TRPA maps E-17, E-18, F-17 and F-18.

Existing Uses: This area contains Jameson Beach and the Camp Richardson Resort, a marina, the USFS Visitor Center, Kiva Beach and picnic sites, a Forest Service work center, a bike trail, and the Tallac historical sites. Forest management practices are mostly tied to those that protect the recreation uses. Houses and piers border the shoreline at Jameson Beach.

Existing Environment: The entire Plan Area is classified as low hazard. Developed facilities are common throughout, but the area still retains much of its natural character. Jeffrey pine, lodgepole pine, and Basin sagebrush are the dominant plant species. The shorezone is rated as tolerance districts 1 and 7.

PLANNING STATEMENT: The Forest Service should continue to maintain the current balance of services and recreational opportunities.

PLANNING CONSIDERATIONS:

1. The resort structures are in various degrees of disrepair.

2. There are various historical values associated with the resort.

3. This area is within Scenic Roadway Unit 2, Shoreline Units 3 and 4, and Scenic Resource Evaluation Areas 32 and 33. Highway 89 is a scenic corridor.

4. The Camp Richardson access road is shared by the Jameson Beach residents and has local congestion, especially near the marina.

5. The Agency Wildlife Map identifies bald eagle and waterfowl habitats in this Plan Area.

SPECIAL POLICIES:

1. Restoration of the historical structures in the area should be encouraged.

2. Future development should be in conformance with a TRPA/USFS-approved master plan.

ATTACHMENT I
3. Conflicting use between the marina and the adjoining single family home property owners should be reduced.

4. Long-term improvements to the Jameson Beach properties should be identified and implemented through a TRPA-approved plan developed by the Jameson Beach Property Owners Association.

5. Conflicts between human use of beach areas and wildlife use of wetlands should be minimized.

6. Mechanical raking or cleaning of beaches where suitable Rorippa subumbellata habitats exist should be prohibited.

**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), single family dwelling (S), and summer homes (S).

**Commercial**
- Eating and drinking places (S), food and beverage retail sales (S), general merchandise stores (S), nursery (S), and amusements and recreation services (S).

**Public Service**
- Cultural facilities (S), local assembly and entertainment (S), local public health and safety facilities (S), pipelines and power transmission (S), transportation routes (S), government offices (S), and transit stations and terminals (S).

**Recreation**
- Marinas (S), beach recreation (A), recreation vehicle park (S), boat launching facilities (S), cross country skiing courses (S), day use areas (A), group facilities (S), riding and hiking trails (A), undeveloped campgrounds (A), participant sports (S), developed campgrounds (A), outdoor recreation concessions (A), rural sports (S), and snowmobile courses (S).

**Resource Management**
- Reforestation (A), regeneration harvest (S), sanitation salvage cut (A), selection cut (S), special cut (S), thinning (A), timber stand improvement (S), tree farms (S), 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), farm/ranch accessory structures (S), grazing (S), range pasture management (S), range improvement (S), fire detection and suppression (A), fuels treatment (S), insect and disease suppression (A), prescribed fire management (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 per-
mitted 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**
Safety and navigation facilities (A).

**Accessory Structures**
Buoy (A), piers (S), fences (S), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (A).

**Tolerance District 7**

**Primary Uses**
Beach recreation (A), boat launching facilities (A), marinas (S), safety and navigational facilities (S), salvage operations (A), tour boat operations (S), water borne transit (S), and water oriented outdoor recreation concessions (A).

**Accessory Structures**
Boat ramps (A), breakwaters or jetties (S), buoys (A), fences (S), floating docks and platforms (A), piers (A), shorezone 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.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family Dwellings</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Summer Homes</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>1.5 units per acre</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td>Developed Campgrounds</td>
<td>8 sites per acre</td>
</tr>
</tbody>
</table>

**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 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. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)
008 -- LAKE FOREST

PLAN DESIGNATION:

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

DESCRIPTION:

Location: This area includes the old residential area along Lake Forest Road near Tahoe City and can be found on TRPA map D-5.

Existing Uses: This is an area of mixed residential uses which range from old summer homes to newer condominium projects. There is extensive shoreline which is in public ownership. The area is 90 percent built out in the private lands.

Existing Environment: This area is 75 percent low hazard and 25 percent SEZ. The land coverage is 20 percent plus an additional 15 percent disturbed. The shorezone is classified as tolerance districts 1, 4 and 7 and as prime fish habitat. A large portion of the SEZ on the State of California's Skylandia parcel is relatively undisturbed.

PLANNING STATEMENT: This area should continue to serve as a residential neighborhood of the existing type and character.

PLANNING CONSIDERATIONS:

1. There are eroding cliffs and public access problems on the shoreline.
2. The older portions of the area are not up to minimal BMP standards.
3. This area has some scenic problems identified with being an older area of mixed uses.
4. The prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.
5. Scenic Shoreline Unit 16 is within this Plan Area.

SPECIAL POLICIES:

1. The Skylandia property should be maintained as a subregional recreation area as should the Tahoe City Public Utility District beach. Community involvement must be encouraged in any planned development of recreation facilities in this area.
2. To be consistent with the development standards contained in Chapter 54 of the Code and Goal #1, Policy 10 of the Goals and Policies Plan, the shoreline should be limited to one multiple use pier on Placer County property. The existing piers should be allowed to remain.
3. Placer County and the Tahoe City Advisory Council, in cooperation with TRPA, have commenced a general plan review of the areas included in Plan Areas 001A, 001B, 002, 003, 004.
005, 006, 007, 008, 009A, 009B, 010, 011, 012, 171, 172, 173 and 174. Until that general plan process has been completed the Plan Areas designated 001A, 001B, and 009A have been designated preliminary Community Plan areas. However, it is the intent of TRPA that an indepth examination of the entire area be undertaken during the general plan process to determine the final areas that shall be subject to Community Plan incentives, and establish the final boundaries of Community Plan areas, as well as to develop other relevant planning considerations. Proposals for inclusion of any significant additional areas within Community Plan boundaries shall demonstrate compliance with the criteria for such inclusion set forth in the Code of Ordinances.

4. The shoreline area should remain in public ownership, and additional access and parking should be provided at Skylandia.

5. Organization should be encouraged to eliminate traffic and congestion problems at the Tahoe City Public Utility District beach.

**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:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Single family dwelling (A).</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>Bed and breakfast facilities (S).</td>
</tr>
<tr>
<td>Public Service</td>
<td>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), and local post offices (S).</td>
</tr>
<tr>
<td>Recreation</td>
<td>Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and beach recreation (A).</td>
</tr>
<tr>
<td>Resource Management</td>
<td>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).</td>
</tr>
</tbody>
</table>

**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**

<table>
<thead>
<tr>
<th>Primary Uses</th>
<th>Safety and navigational devices (A) and salvage operations (A).</th>
</tr>
</thead>
</table>
Accessory Structures: Buoys (A), piers (A), fences (S), boat ramps (S), floating docks and platforms (A), and water intake lines (S).

Tolerance Districts 4 and 7:

Primary Uses: Beach recreation (A), safety and navigational devices (A), water oriented outdoor recreation concessions (S), and salvage operations (A).

Accessory Structures: Buoys (A), piers (A), fences (S), boat ramps (S), breakwaters or jetties (S), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (S).

**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>Tourist Accommodation</td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast Facilities</td>
<td>10 units 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 0 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 110 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.
027 -- WOODVISTA

PLAN DESIGNATION:

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

DESCRIPTION:

Location: This area is located around the Brockway golf course between Tahoe Vista and Kings Beach and is found on TRPA maps E-3, E-4, F-3 and F-4.

Existing Uses: The area is an older residential single family dwelling development surrounding the golf course. This area is 65 percent built out.

Existing Environment: The land capability is 80 percent low hazard and 20 percent SEZ. The land coverage is 15 percent plus an additional 20 percent disturbed.

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

PLANNING CONSIDERATIONS:

1. Heavy fertilizer use on the golf course has been recognized as a potential source of nitrogen.

2. Winter use of the golf course includes snowmobile rentals which may be incompatible with residential uses.

3. The status of undeveloped portions of the Woodvista subdivision is in question.

4. Scenic Roadway Unit 40 is within this Plan Area.

SPECIAL POLICIES:

1. The golf course or open space uses are preferred for the lands fronting Highway 267. New structures in this area shall be sensitive to the visual impacts at this entrance to Lake Tahoe.

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.

ATTACHMENT M
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 terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), and local post offices (S).

Recreation: Participant sports facilities (S), day use areas (A), riding and hiking trails (A), golf courses (A), and cross country skiing courses (S).

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 programs, special use determinations, allocation limitations and general site development standards.

<table>
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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>
</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 50 CNEL. The maximum community noise equivalent level for the Highway 267 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.)
PLAN DESIGNATION:

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

DESCRIPTION:

Location: This residential area is south of Pioneer Trail in the Meyers Area and is located on TRPA maps G-21 and F-21.

Existing Uses: The area is primarily single family residential use. There is a golf course in this area. The area is approximately 40 percent built out.

Existing Environment: The land capability of this area is 30 percent low hazard, 45 percent moderate hazard, 20 percent SEZ and five percent high hazard. The land coverage is 15 percent plus an additional 25 percent disturbed.

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

PLANNING CONSIDERATIONS:

1. A water quality improvement plan is being prepared for the golf course pursuant to enforcement action.
2. Snowmobile operations on the golf course may create conflicts with adjoining residential areas.
3. Drainage and cutbank erosion are problems in the subdivision.

SPECIAL POLICIES:

1. Further development of golf course, including winter operations, will require a master plan which address the above considerations.

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 terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), local post offices (S), and day care centers (S).

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

### Resource Management
Reforestation (A), sanitation salvage cut (A), Managementspecial 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.

<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>
</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 50 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.)
101 -- BIJOU MEADOW

PLAN DESIGNATION:

Land Use Classification
RECREATION
Management Strategy
MITIGATION
Special Designation
NONE

DESCRIPTION:

Location: This area includes most of the meadow north of Montgomery Estates along Bijou Creek and is delineated on Agency maps G-17, G-18, and H-18.

Existing Uses: Most of this area is undeveloped although there are some grazing uses, residential uses, and other developed facilities that include Bijou Golf Course, radio transmission towers, and emergency sewage holding ponds. An important recreation use in the winter is cross country skiing.

Existing Environment: More than half of this area is classified as SEZ. Good capability lands account for 43 percent of the planning area. Dominant plant species include lodgepole pine, willow, and marsh vegetation.

PLANNING STATEMENT: The SEZ of this Plan Area should be restored through redirection of existing uses and preserved as a natural functioning stream environment zone.

PLANNING CONSIDERATIONS:

1. The SEZ has been encroached upon by intensive uses and has been extensively modified in localized areas. The nutrient cleansing capacity of Bijou Creek has been significantly reduced.

2. There is widespread insect infestation.

3. Lodgepole pines are gradually encroaching upon the meadow vegetation.

4. The area offers excellent and cost effective opportunities for stream zone restoration.

5. The future status of a Caltrans right-of-way through this area is uncertain.

6. A city park is being considered for this area.

SPECIAL POLICIES:

1. The existing golf course may be retained and improved to executive course standards (target greens) so long as there is no net increase in the amount of stream environment disturbance and maintenance practices are implemented to prevent nutrients from reaching Lake Tahoe, and such development is necessary to successful completion of a TRPA-approved master plan.

2. The vegetation should be managed to control the insect/disease problems.

3. Uses within the SEZ should complement objectives related to the natural treatment of water,
scenic quality, vegetation preservation, and wildlife movement.

4. Developed facilities adjacent to the stream environment zone should be screened from views originating from within the stream environment zone.

5. Development of city park facilities should be restricted to areas of good land capability, and the recreation capacity of new recreation facilities should be approved pursuant to an approved master plan.

6. The TRPA basin wide bicycle and pedestrian facility plan should consider the construction of new bike trails crossing the meadow, specifically from Pioneer Village to Glenwood. Offset mitigation measures, if any, should be consistent with the Code of Ordinances.

7. New roadway alignments through the SEZ are to be discouraged.

8. This is a high priority area for land coverage removal.

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 (S) and domestic animal raising (S).

Public Service

Churches (S), cultural facilities (S), pipelines and power transmission (S), publicly owned assembly and entertainment facilities (S), regional public health and safety facilities (S), public utility centers (S), transmission and receiving facilities (S), transportation routes (S), membership organizations (S), and transit stations and terminals (S).

Recreation

Cross country skiing courses (S), day use areas (A), riding and hiking trails (S), golf courses (A), participant sports (S), developed campgrounds (S), and outdoor recreation concessions (A).

Resource Management

Reforestation (A), sanitation salvage cut (A), selection cut (S), special cut (S), thinning (A), timber stand improvement (S), 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), SEZ restoration (A), and farm and ranch accessory structures (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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</thead>
<tbody>
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<td>Residential</td>
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</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel</td>
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<tr>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td>Developed Campgrounds</td>
<td>8 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 0 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

**OTHER:** Recreation capacity expansion pursuant to an approved master plan.

**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.)
045 -- INCLINE VILLAGE COMMERCIAL

PLAN DESIGNATION:

- Land Use Classification
- Management Strategy
- Special Designation

COMMERCIAL/PUBLIC SERVICE
MITIGATION
PRELIMINARY COMMUNITY PLAN AREA
TDR RECEIVING AREA FOR:

1. Existing Development

SCENIC RESTORATION AREA

DESCRIPTION:

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

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

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

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

PLANNING CONSIDERATIONS:

1. This area is identified as a scenic problem area.
2. Public input has indicated a possible need for some mini-parks in the central Incline area.
3. This would be a suitable location for a major transit facility.
4. Scenic Roadway Unit 22 is within this Plan Area and is targeted for scenic restoration as required by the scenic threshold.
5. State Route 28 within this Plan Area is proposed to be expanded to four lanes as part of the second phase set forth under Goal #1, Policy #1 of the Regional Highway System Subelement of the Goals and Policies Plan.

SPECIAL POLICIES:

1. Plan Areas 045, 046, 048, and portions of 044 shall be considered as part of the core area for the Incline Village Community Plan.
2. Passive recreational uses (parks) should be considered in the Community Plan for this area.

3. Assess the possibility of locating a major transit facility in this area.

4. Special siting considerations and use limitations shall apply along Highway 28 (Special Area #1). Industrial uses, wholesale/storage uses and similar uses should be located outside this area.

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

**Commercial**
- Auto, mobile home and vehicle dealers (A), building materials and hardware (A), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusement and recreation services (S), privately owned assembly and entertainment (S), outdoor amusement (S), animal husbandry services (A), auto repair and service (S), broadcasting studios (A), business support services (A), contract construction services (A), financial services (A), laundries and dry cleaning plant (A), personal services (A), professional offices (A), repair services (A), sales lots (S), schools - business and vocational (A), schools - pre-schools (S), secondary storage (S), food and kindred products (S), fuel and ice dealers (S), industrial services (S), printing and publishing (A), small scale manufacturing (S), storage yards (S), vehicle and freight terminals (S), vehicle storage and parking (S), warehousing (S), and wholesale and distribution (S).

**Public Service**
- Churches (A), collection stations (S), cultural facilities (A), day care centers (A), government offices (A), hospitals (A), 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), 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 (A), outdoor recreation concessions (S), riding and hiking trails (S), and visitor information center (S).
Resource Management

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

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

Residential

Multiple family dwelling (A), nursing and personal care (A), employee housing (A), and residential care (A).

Tourist Accommodation

Same as General List.

Commercial

Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusements and recreation services (S), privately owned assembly and entertainment (S), animal husbandry services (S), broadcasting studios (A), financial services (A), health care services (A), personal services (A), professional offices (A), repair services (S), schools - business and vocational (A), schools - pre-schools (A), secondary storage (S), printing and publishing (S), small scale manufacturing (S), and vehicle storage and parking (S).

Public Service

Churches (A), cultural facilities (A), day care centers (A), government offices (A), hospitals (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), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

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>
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<tbody>
<tr>
<td>Residential</td>
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<tr>
<td>Multiple Family Dwelling</td>
<td>15 units per acre</td>
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<td>Multi-person Dwelling</td>
<td>25 people per acre</td>
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<tr>
<td>Nursing and Personal Care</td>
<td>25 people per acre</td>
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</table>
Residential Care 25 people per acre
Employee Housing As per limitations above
Tourist Accommodation
Bed and Breakfast 5 units per site
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

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 60 CNEL. The maximum community noise equivalent level for the Highway 28 corridor is 60 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 1 of the 208 Water Quality Plan.

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

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)
4. The scenic restoration and landscaping improvements indicated in the Scenic Quality Implementation Program for the Highway 28 corridor. (To be completed.)
MEMORANDUM

October 3, 1988

To: APC
From: TRPA Staff

Subject: Community Planning Update

The following items are presented for informational purposes and require no APC action. However, any comments would be welcome.

A. CP Budget Update

In accordance with the September APC request, the latest draft of the TRPA Community Plan Budget is attached.

B. Contract/Consultant Assistance for Community Plan EIIs

Proposal: TRPA needs to provide the required environmental documents for the community plans by hiring contract/consultant help. This help may be in the form of a main contract employee with support contract employees (IPES model) or a consultant with his own staff. At this time, the choice on the type of contractor has not been made, however, staff will update you at the APC meeting.

Background: TRPA has adopted a deadline to complete 23 community plans including the required environmental documents. TRPA has made a commitment to assist in the Community Planning process and has a tentative $220,000 CP budget through FY 90/91.

The APC planners and the Long Range Planning Division recommend that TRPA provide the resources to complete all TRPA environmental documentation. Except for Douglas County, which has hired its own consultant, 20 CPs will require documents. Since environmental documentation is a TRPA requirement and closely relates to the environmental targets and thresholds, it is appropriate that TRPA focus its resources in this area. This leaves the burden of land use and economic planning to the local governments and the communities.

GWB:rdh 10/3/88

AGENDA ITEM VI.A

90
Options: In preparing this proposal, the following options were considered.

1. TRPA Staff: Use of current TRPA staff is not feasible since the work program does not have any unassigned time. Hiring new staff is not feasible because the budget would not permit additional full-time staff and the temporary nature of the task is not conducive to full-time staff.

2. Consultant for Each EIS: This option has proved to be very expensive with EIS cost estimates exceeding $80,000 for each EIS. The high cost appears to be from high overhead, travel costs, learning costs, and uncertainty about working in the Tahoe Basin.

3. Local Government Staff: This option has the same problems as the TRPA staff option. Also, local staffs are not as comfortable with TRPA issues and the level of necessary environmental documentation.

4. Contract Help (Preferred Option): This option has worked well with IFES and is flexible. The key for this option is to eliminate high overhead costs, use local people, and pay only when work is being done.

   A. Contract EIS Coordinator/Writer: Select a person under contract (senior planner type costs) to write and hire other contractors to help prepare documents. May or may not use TRPA facilities and support staff.

   B. EIS Consultant: Select a local, low-overhead firm instead of a contract person to prepare the documents. This would require less TRPA staff support in terms of office space, secretarial help, and contract administration.

Schedule: The Tahoe City EIS is behind schedule; we need to move! The recommended schedule is as follows:

<table>
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<tr>
<th>Oct.</th>
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<tr>
<td>Oct. 24</td>
<td>Deadline for Applications/Bids</td>
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<td>Oct. 28</td>
<td>Select Contractor/Consultant</td>
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<td>Nov. 7</td>
<td>Begin Tahoe City EIS</td>
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<td>Jan. 9</td>
<td>Release EIS</td>
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<tr>
<td>April</td>
<td>Approve TC Community Plan</td>
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10/3/88
Community Planning Update
Page 3

Funding: The funding source is the Community Plan Budget (see attached budget). The funding per year is as follows:

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<th>Year</th>
<th>Amount</th>
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<tr>
<td>88/89</td>
<td>$100,000</td>
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<td>90/91*</td>
<td>$40,000</td>
<td>(Al Tahoe, West Shore)</td>
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TOTAL: $220,000

*Proposed funding

Services: The contractor will, as assigned, prepare the necessary environmental documents for each community plan. The contractor will be responsible for acquiring all needed expertise and services. The contractor will prepare, process, and present all such documents pursuant to TRPA regulations.

The initial contract would be for one year based on current funding commitments. Based on future funding and contractor performance, there would be options to renew until July 1, 1991.
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MEMORANDUM

October 4, 1988

To: Advisory Planning Commission

From: Agency Staff

Subject: Update on Threshold Indicators and Related Items for Air Quality, Water Quality, and Soil Conservation

APC consideration of recommendations to the Governing Board on the adequacy of threshold indicators and related items pursuant to Chapter 32 of the Code of Ordinances is now scheduled for the special APC meeting on October 19, 1988. The APC will consider these matters in conjunction with its consideration of the proposed amendments to the 208 plan and the adequacy of the EIS on the 208 plan.

The staff is finalizing the materials required to satisfy the requirements of Chapter 32 with respect to water quality, soil conservation, and air quality. These materials will be provided to the APC at the October 12 meeting or, for those not in attendance on October 12, by mail in advance of the October 19 meeting.

Please contact Dave Ziegler or Curtis Jordan at (702) 588-4547 if you have any questions or comments on this agenda item.
October 4, 1988

To: Advisory Planning Commission

From: Agency Staff

Subject: Status Report on Completion of Final 208 Plan Amendments and Final EIS

As noted at items V.A and V.B of your agenda, recommendations on certification of the EIS on the 208 amendments and the adoption of the amendments themselves, and the associated public hearings, have been continued to a special APC meeting on October 19. This continuation is appropriate to allow the staff additional time to resolve the concerns of the commenting entities, particularly the California State Water Resources Control Board, about the 208 amendments and the EIS, and to give the APC an entire day to consider the 208 amendments and related matters.

Since the August Board meeting, the staff has participated in a number of meetings aimed at resolving the concerns which have surfaced about the 208 amendments, as follows:

-- On August 26, 1988, the staff met with representatives of the California Attorney General's Office, the League to Save Lake Tahoe, and the Tahoe Sierra Preservation Council to discuss procedures for attaining TRPA thresholds and state water quality standards; assumptions regarding future growth and development; criteria regarding movement of the IPES line; priorities for watershed improvements; SEZ identification criteria; BMP requirements for golf courses and ski areas; and fulfillment of the requirements of Chapter 32 of the TRPA Code of Ordinances. A significant level of agreement was reached in these areas.

-- On September 6, the staff met with representatives and staff of the California State Water Resources Control Board and the Lahontan Regional Water Quality Control Board in Sacramento. Jim Baetge, State Board Executive Officer and Ossian Butterfield, Executive Officer of the Lahontan Board were in attendance at this meeting. The State Board and Lahontan Board representatives stressed the need for TRPA to include additional evidence in the 208 amendments to demonstrate that they are an improvement over the 1981 plan and that they comply with antidegradation requirements.
Further meetings with representatives of the California Attorney General, the League, and the Preservation Council were held on September 23 and 27. The agendas for these meetings covered water quality standards, SEZ protection related to outdoor recreation facilities, priorities for SEZ restoration and mitigation fund expenditures, adequacy of SEZ identification criteria, storm sewer permit requirements, subdivision prohibitions, livestock BMPs, off-road vehicle controls, EIS coverage of water and sewer facilities, transfer of land coverage, and standards for marina operation and expansion.

Work has also continued on drafting responses to the numerous comments received on the draft amendments, in addition to the issues covered above.

The staff currently plans to resolve all the remaining issues, make revisions to the seven volumes of the 208 amendments, and distribute final draft documents to the APC and Governing Board by October 12.

Please contact Bill Morgan or Dave Ziegler at (702) 588-4547 if you have any questions or comments on this agenda item.