TRPA
APC
PACKETS

JULY
1991
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 July 10, 1991, at the Chateau, 995 Fairway Boulevard, Incline Village, Nevada. The agenda for said meeting is attached hereto and made a part of this notice.

July 1, 1991

[Signature]
Jerry Wells
Acting Executive Director

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Al Tahoe and Tahoe Valley, California.
AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV PLANNING MATTERS
   A. Discussion on 1991 Threshold Evaluation Pertaining to Fish, Wildlife, Vegetation, and Recreation

V PUBLIC HEARING AND RECOMMENDATION
   A. Adoption of Plan Area Statement Amendments in Conformance With the Proposed Placer County General Plan Update
   B. Amendment of Plan Area Statement 170 (Tahoe Park/Pineland) to Permit Professional offices and Personal Services as Special Uses

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

VII PENDING MATTERS

VIII ADJOURNMENT
July 1, 1991

To: Advisory Planning Commission

From: Agency Staff

Subject: Discussion of 1991 Threshold Evaluation Pertaining to Fish, Wildlife, Vegetation, and Recreation

As a planning matter, staff will give a brief oral presentation on the threshold evaluation reports pertaining to fish, wildlife, vegetation, and recreation thresholds. A draft summary of the threshold report is attached for your review.

Since October, 1990, technical advisory committees composed of natural resources and recreation specialists have been meeting with TRPA staff to assist in evaluating the attainment, or progress toward attainment, of the Environmental Carrying Capacity Thresholds.

The thresholds for fish, wildlife, vegetation, and recreation are multifaceted. The summary includes some introductory information for each threshold and an evaluation.

The purpose of this item is for your information and feedback. No action is requested at this time. Please contact Jean Shaffer at (702) 588-4547 if you have any questions or comments.

js
7/1/91
SUMMARY OF THRESHOLD EVALUATIONS

EVALUATION OF THE FISHERIES THRESHOLDS

Background:

The array of fishes native to Lake Tahoe is quite simple in terms of species represented. Endemic fish species included Lahontan cutthroat trout, mountain whitefish, tui chub, Lahontan redside, speckled dace, Tahoe sucker, and Paiute sculpin. The last reported spawning run of Lahontan cutthroat trout in the Tahoe Basin was in 1938. The Lahontan cutthroat trout is verging on extinction and is federally listed as threatened. Mountain whitefish are seldom seen, and biologists are concerned because the population appears to be shrinking.

Introduced gamefish species include kokanee salmon, rainbow trout, German brown trout, mackinaw (lake trout), brook trout, golden trout, and some hybrid cutthroat trout. Several undesirable species, brown bullhead, golden shiners, carp, crappie, and mosquito fish, have been illegally introduced.

Instream and lake habitats are closely interconnected. In order to survive, fish must have good quality water, an adequate food supply, cover, a place to spawn, and rearing habitat for juveniles. The early logging and, more recently, intensive development have had negative impacts on habitat quality in the lakes and streams of the Tahoe Basin. Loss of vegetative cover, stream flows depleted by diversion for water supplies, siltation, deterioration of streambed structure, and barriers to migration have all contributed to the degradation of fish habitat and affect, directly or indirectly, all fish species in the Region. To maintain healthy fish populations, all elements of the habitat must be accessible in good condition and reasonable proportions.

Threshold:

**Stream Habitat**

**NUMERICAL STANDARD**

Maintain the 75 miles of excellent, 105 miles of good, and 38 miles of marginal stream habitat as indicated by the map on page 76 of the EIS for the environmental thresholds study.

Background:

The term "maintain" in the above threshold is somewhat misleading, in that it implies that conditions in the various streams comply with the numerical standard. In 1982 when the thresholds were adopted, the EIS for the Establishment of the Environmental Threshold Carrying Capacities (p.36) gave the following rankings for instream habitat:
<table>
<thead>
<tr>
<th>Ranking</th>
<th>Resident</th>
<th>Migratory</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
<td>17</td>
<td>7</td>
<td>24</td>
</tr>
<tr>
<td>Good</td>
<td>51</td>
<td>14</td>
<td>65</td>
</tr>
<tr>
<td>Marginal</td>
<td>62</td>
<td>67</td>
<td>129</td>
</tr>
</tbody>
</table>

Thus, at the time thresholds were adopted, there was a shortage of 51 miles of excellent habitat and 40 miles of good stream habitat, while there were 91 too many miles of marginal habitat. The ranking was based on surveys by fisheries biologists in California and Nevada. The survey data are detailed in Appendix D of the Study Report for the Establishment of Environmental Carrying Capacities.

Many agencies and communities in the Region have been involved in or are planning projects to improve instream fish habitat. Projects specifically aimed at fish habitat enhancement included remedial work in Ward, Blackwood, Meeks, Taylor, Burke, Cold, Slaughterhouse, Angora, Big Meadow, and Griff Creeks and the Upper Truckee River. In the planning stages are projects which could enhance habitat in Edgewood, Third, Incline, Carnelian Canyon, Snow, Rubicon, and Burton Creeks and more of the Upper Truckee River.

A number of the fish habitat enhancement projects have been carried out in streams, like Blackwood and Taylor Creeks, which are already rated as excellent habitat. Since they are the major fish production streams, habitat enhancement work there will bring about the greatest benefit to the fisheries for the money and effort although the improvements would not be reflected in credit toward meeting the stream habitat threshold.

In some areas, riparian restoration, erosion control, or revegetation projects have had direct and indirect beneficial effects on instream habitat over several miles downstream. Because of the mix of projects which can benefit instream fish habitat, it is difficult to quantify the exact number of stream miles enhanced since the thresholds were adopted, but the stream miles fall short of meeting the threshold.

Evaluation:

A. The Trend:

The trend is positive. A number of stream enhancement programs have been completed, and others are being planned. The work is expensive, and the schedule from planning through funding and implementation slow. There is no exact number of rated stream habitat miles available.

B. Effectiveness of Control Measures:

The control measures have been effective in encouraging habitat enhancement and preventing degradation of instream habitat.

C. Conclusions:

The threshold for stream habitat is not in attainment, but there has been some progress.
Threshold:

**Instream Flows**

**MANAGEMENT STANDARD**
Until instream flows are established in the Regional Plan to protect fishery values, a nondegradation standard shall apply to instream flows.

**POLICY STATEMENT**
It shall be a policy of the TRPA Governing Board to seek transfers of existing points of water diversion from streams to the Lake.

**Background:**

Maintenance of adequate instream flows is essential to protecting fish populations and fish habitat as well as to protecting a number of stream associated benefits such as riparian vegetation and associated wildlife, water quality, and stream bed and bank stability.

TRPA along with the California Department of Fish and Game and the Forest Service conducted an instream flow study to determine optimum streamflows for fish in representative streams in the Tahoe Basin. The most notable finding of the study was that there is very little, if any, flow in the Tahoe streams in excess of the optimum flow level. Only in certain streams in the spring is there any significant excess, and then only during normal to wet seasons. Almost any additional diversion of stream flow would result in a violation of the nondegradation standard.

The TRPA has not yet established specific instream flows as part of the Regional Plan, however, Section 79.2.B of the TRPA Code of Ordinances provides the framework for the protection of stream habitat for fish. Any new diversion structure would require a TRPA permit. Where existing points of diversion have a negative impact on instream values the ordinance encourages the diversions from streams to be transferred to the Lake.

**Evaluation:**

A. **The Trend:**

The trend is stable to improving. In one instance, a point of diversion was moved from a stream to the Lake. In another instance, a proposed new diversion was prevented because of the potential impacts on instream values. There will be other opportunities for transferring diversion points as other projects are proposed where fish habitat mitigation would be necessary.

B. **Effectiveness of control measures:**

The control measures have been effective in preventing damaging new streamflow diversions. They can also result in transfer of diversion points to the Lake.
C. Conclusion:

The threshold is in attainment.

Threshold:

**Lahontan Cutthroat Trout**

**POLICY STATEMENT**

It shall be the policy of the TRPA Governing Board to support, in response to justifiable evidence, state and federal efforts to reintroduce Lahontan cutthroat trout.

**Background:**

The Lahontan cutthroat trout is listed as as threatened by the U.S. Fish and Wildlife Service. The Lahontan cutthroat trout population in Lake Tahoe crashed in the early 1900s as a result of overexploitation by commercial fishing, and it never recovered. In the mid-1940s, the Lahontan cutthroat population at Lake Tahoe was extirpated, pushed finally over the brink by blockage and degradation of spawning stream habitat and the introduction of exotic species, such as mackinaw, and rainbow, brook, and brown trout. By 1960 relict populations of the pure strain survived in only two isolated locations in the Truckee River drainage.

The management plan for the species called for the reintroduction of the endemic strain into the Upper Truckee River upstream from the falls at Shower Creek. In 1988, the California Department of Fish and Game proposed to reintroduce the Truckee River strain of Lahontan cutthroat trout into the Upper Truckee River. In order to do so, the department proposed to eliminate brook trout from the river using the pesticide, rotenone. The TRPA Governing Board declined to approve a permit for the California Department of Fish and Game to use rotenone within the Tahoe Region.

The Department treated the area south of the Alpine County line outside the TRPA jurisdiction to remove brook trout. The Lahontan cutthroat trout were reintroduced in the summer and fall of 1990. The success of the reintroduction will not be known for several years.

**Evaluation:**

A. The Trend:

The trend is static.

B. Conclusions:

The threshold is not in attainment. The policy for the Governing Board to
support the reintroduction of the Lahontan cutthroat trout is appropriate, but it is difficult to determine what "justifiable evidence" means.

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Threshold:

**Lake Habitat**

**MANAGEMENT STANDARD**

A nondegradation standard shall apply to fish habitat in Lake Tahoe. Achieve the equivalent of 5,948 total acres of excellent habitat.

**Background:**

Most of the lake fish habitat is in the nearshore, a narrow band around the perimeter of the lake down to the depth of 30 feet. The area is about five percent of the total area of Lake Tahoe. Most of the feeding and spawning activities of forage fishes, a major link in the food chain, takes place in the nearshore. Rainbow trout, makinaw, and mountain whitefish which predominantly occupy the deeper parts of the Lake, enter the nearshore to feed and the food web depends heavily on the productivity of the nearshore.

The Study Report for the Establishment of Environmental Threshold Carrying Capacities cites a number of habitat modifications as threats to the quality of lake fish habitat including siltation, physical removal of habitat by dredging, contamination, activity of such a level as to cause fish to avoid the area.

Dredging, physical removal and rearrangement of the substrate, has degraded many areas of fish habitat along the shoreline. Researchers for the shorezone fish habitat study have observed considerable fish usage, particularly by juvenile non-game fish, of the sheltered waters and shallow enclosures along the shoreline.

The threshold study report indicates that there are approximately 6,152 acres of habitat in the shorezone. About 55% of the habitat (approximately 3,376 acres) experiences moderate to heavy boat traffic which, the report concluded, degrades the habitat. The level of disturbance was based on the abundance of piers and buoys and the presence of marinas in the area.

A fish habitat study conducted over the last three years found that fish use of the shorezone is primarily influenced by the type and quality of substrate, time of day, and the season. Piers are essentially neutral and do not generate local boat traffic of a level of intensity to disturb fish significantly.

Most private piers are very lightly used, but they do interfere with boaters' access to the shallows for recreational fishing. The actual number of piers has a bearing on the number of boats on the Lake, hence, on the degree of use Lakewide. But the density of piers in an area does not necessarily correspond with level of boating activity there. According to the U.S. Coast Guard, the most heavily used area in Lake Tahoe is Emerald Bay where there are only two piers and few nearby.
The greatest impact on fish habitat quality is the physical disturbance of the rocky substrate, which is often removed or rearranged to create jetties and sandy beaches. This practice is widespread. Mitigation by restoration can be required as a condition of approval for various permits. The Forest Service, the California Tahoe Conservancy, and TRPA are cooperating on an artificial habitat research project to determine how this type of habitat disturbance can best be mitigated.

Evaluation:

A.  The Trend:

The trend is negative. More than 500 acres of habitat in the shorezone have been disturbed and the disturbance continues to increase.

B.  Effectiveness of control measures:

Control measures have not been as effective as they should be. Closer monitoring and enforcement are needed to protect shorezone fish habitat from further disturbance. Videotaping and photographing the shorezone are good monitoring tools. A set of recent low level aerial photographs of the shorezone has been purchased to facilitate monitoring.

C.  Conclusions:

The threshold for shorezone fish habitat is not in attainment. At least 300 acres need to be restored in order to attain the threshold.

EVALUATION OF THE WILDLIFE THRESHOLDS

Introduction:

Wildlife is an important part of the attraction that places like Tahoe have for many visitors. Bird watching is a popular recreational activity. Small birds, waterfowl, upland game birds, and raptors are plentiful, as are a number of large and small mammals. Threatened and endangered species which may be seen in the Region include bald eagles, willow flycatchers, wolverines, and perhaps even a peregrine falcon. Other special interest species inhabiting the Region are golden eagles, pileated woodpeckers, osprey, goshawks, pine martens, and fishers. The key to wildlife numbers and diversity is habitat. Diversity in plant species composition and age classes promotes a rich wildlife community.

The activities of humans in the Tahoe Basin have changed the amount and diversity of habitat for wildlife with corresponding changes in wildlife species diversity and populations. The extensive logging which occurred in the Basin from about 1860 through 1900 dramatically changed the structure of the vegetation which provided habitat for wildlife. Now, a century later, the forest has regrown, but it shows little diversity with limited amounts of mature forest with a layered canopy and very few young forest communities. The predominant forest age class is mid-succession and will not provide for adequate habitat diversity in the future.
Threshold:

**Special Interest Species**

**NUMERICAL STANDARD**

Provide a minimum number of population sites and disturbance zone for the following six species:

<table>
<thead>
<tr>
<th>Species of interest</th>
<th>Population sites</th>
<th>Disturbance zone</th>
<th>Influence zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goshawk</td>
<td>12</td>
<td>0.50</td>
<td>3.50</td>
</tr>
<tr>
<td>Osprey</td>
<td>4</td>
<td>0.25</td>
<td>0.60</td>
</tr>
<tr>
<td>Bald Eagle (Winter)</td>
<td>2</td>
<td>Mapped areas</td>
<td>Mapped areas</td>
</tr>
<tr>
<td>Bald Eagle (Nesting)</td>
<td>1</td>
<td>0.5</td>
<td>Variable</td>
</tr>
<tr>
<td>Golden Eagle</td>
<td>4</td>
<td>0.25</td>
<td>9.0</td>
</tr>
<tr>
<td>Peregrine Falcon</td>
<td>2</td>
<td>0.25</td>
<td>7.6</td>
</tr>
<tr>
<td>Waterfowl</td>
<td>18</td>
<td>Mapped areas</td>
<td>Mapped areas</td>
</tr>
<tr>
<td>Deer</td>
<td>-</td>
<td>Meadows</td>
<td>Mapped areas</td>
</tr>
</tbody>
</table>

Background:

This wildlife threshold calls for critical habitat sites for special interest wildlife species to be protected from disturbance. The sites, except for deer habitat, are shown on the TRPA Regional Plan Overlay Maps for sensitive species. The number and locations of protected sites was based on the known historic or existing sites for the special interest species. Maps produced by the wildlife agencies are used for critical deer habitat. The TAC expressed some concern about having raptor population sites on a map available to the public due to the possibility of predation by falconers.

**Goshawks**

For goshawks, at least, the thresholds do not appear to be effective. A survey of most of the mapped raptor sites conducted in 1990 showed none of the sites to be in active use. General locations for several previously unmapped goshawk nests have been identified, though not documented.

**Evaluation:**

A. **The Trend:**

The trend for goshawks is down, with qualified cause for concern. Fourteen mapped or reported goshawk nest sites were surveyed in 1990. None of the sites was found to be active, although habitat for goshawks appears to be available. Only the nest site at the Tahoe Campground has been severely impacted by human activity though human activity was noted near several others. The fact that no
active sites were documented in the survey cannot be ignored nor rationalized. However, it cannot be concluded that there are no goshawks nesting in the Tahoe Basin.

B. Effectiveness of Control Measures:

If no active nest sites is a true representation of the goshawk population, then the control measures in place are not adequate by themselves to maintain the threshold. Factors other than direct disturbance within a restricted zone may be having a negative impact on nesting goshawks.

C. Conclusions:

Based on the limited data available, goshawk nesting within the Tahoe Basin appears to have decreased since the adoption of the threshold. Even though most of the the mapped sites have not been disturbed, the threshold of providing twelve population sites is not being attained.

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**Osprey**

A survey of osprey nesting conducted in 1990 identified eight active nests in the Basin, six on the shoreline of Lake Tahoe including one by Emerald Bay, one beside Fallen Leaf Lake, and one between Upper and Lower Angora Lakes. None of the mapped sites were active, but many active nest sites are close to mapped sites. The birds may change sites for a variety of reasons.

Evaluation:

A. The Trend:

The osprey population trend is improving.

B. Effectiveness of Control Measures:

The existing control measures are successful. An effective monitoring program is in place for osprey, and it should be continued with annual surveys.

C. Conclusions:

The osprey population in the Tahoe Basin has increased since the threshold was adopted suggesting that no major adverse environmental or human-related impacts exist at this time. The threshold to provide for four osprey population sites is being met.

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**Bald Eagle (Winter)**

Bald eagles are counted at Lake Tahoe each year in early January as a part of a state and national program. Counts in the Basin were initiated in 1986. No
significant changes in the wintering eagle population have been observed since
the counting began.

Evaluation:

A. The Trend:
The winter population of bald eagles appears to be stable.

B. Effectiveness of Control Measures:
Control measures were not specific. Significant human activities may be
occurring in the delineated bald eagle wintering habitats without analysis of
their impact.

C. Conclusion:
The threshold for wintering bald eagles is being met.

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Bald Eagle (Nesting)

No nesting pairs are known to be utilizing the habitat in the Tahoe Basin. A
pair of bald eagles was observed repeatedly by Nevada Department of Wildlife
staff in 1989 and 1990, during the months of June, July, and August, raising the
possibility that a pair may be nesting somewhere in the Tahoe Basin. This year,
however, an aerial search sighted only one eagle in the area.

Annual aerial searches for a possible bald eagle nest are warranted based on the
frequency and duration of summer observations of two bald eagles at Marlette
Lake.

Evaluation:

A. The Trend:
The trend is static.

B. Effectiveness of Control Measures:

Determination of the effectiveness of control measures is contingent on whether
the threshold is being attained. The data at this time are inconclusive.

C. Conclusions:

It cannot be documented that the threshold for bald eagle nesting is currently
being met, and it is assumed that it is not in attainment.
Golden Eagle

The status of the golden eagle population in the Tahoe Basin is not known. The golden eagle is protected under the Bald Eagle Protection Act amended in 1962, which places specific restrictions upon the killing of golden eagles, the destruction of their nest sites, or even disruption of nesting activities. Golden eagles have been sighted within the Basin. Golden eagle populations in California and Nevada are presently stable, so there is no great concern about population health at this time.

Evaluation:

A. The Trend:

The trend is static.

B. Effectiveness of Control Measures:

The effectiveness of control measures is unknown.

C. Conclusions:

It cannot be determined at this time that the threshold is being met, but it is assumed that it is not being attained.

Peregrine Falcon

The threshold calls for the protection of two nesting sites. At present, there are no known nesting pairs of peregrine falcons in the Tahoe Basin. There are ongoing efforts to reintroduce peregrine falcons into the Tahoe Basin. One female peregrine falcon may have been successfully hacked in the Basin in 1990. Six more have been hacked in the Region this year. There have been a confirmed reports of an adult peregrine falcon above Glen Alpine Springs.

Evaluation:

A. The Trend:

The trend is static to improving.

B. Effectiveness of Control Measures:

The effectiveness of control measures is unknown at this time.

C. Conclusions:

It is too early to tell if the ongoing efforts of the USFS to establish a nesting pair of peregrine falcons in the Tahoe Basin will be successful. It
is assumed that the threshold is not being attained although there may be progress toward attainment.

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**Waterfowl**

The threshold as it pertains to waterfowl habitat, includes habitat for ducks, geese, shorebirds, loons, grebes, mergansers, herons, rails, gulls, and terns. The Canada goose population seems to be doing quite well. Annual observations of goose nesting structures in the past have indicated a high rate of use and successful hatching except at Panette Island where there is too much disturbance. Ducks and other water birds may not be faring so well. There has been no documented loss of waterfowl habitat in the past five year period although the drought has had a negative impact on habitat quality. Dogs and humans may be creating unfavorable conditions.

The inclusion of waterfowl in the wildlife thresholds serves a double purpose in bringing attention to the importance of preserving wetlands within the Tahoe Basin. In addition, waterfowl are a significant prey base for bald eagles.

**Evaluation:**

A. The Trend:

The trend is stable.

B. Effectiveness of control measures:

The policy of no degradation of mapped waterfowl areas and the control measures in place have been effective in protecting habitat against physical degradation. Programs for protection and restoration of wetlands have a beneficial effect on waterfowl habitat.

C. Conclusion:

The threshold for protecting 18 population sites for waterfowl is being attained.

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**Deer**

Meadows, shrublands, and aspen communities provide critical deer habitat for fawning and feeding. Critical deer habitat has been protected via the project review process on a case by case basis by consulting maps provided by the Forest Service, California Department of Fish and Game, and Nevada Department of Wildlife and consulting with biologists from those agencies.

Winter habitat, which is located outside the Tahoe Region, is the controlling factor for deer populations in the area. The populations will be maintained at
a level determined by winter habitat quality and availability so long as
migration routes inside the Tahoe Basin are protected.

Evaluation:

A. The Trend:

Over time, the trend is stable. There have been moderate fluctuations within
the period since the threshold adoption.

B. Effectiveness of Control Measures:

No significant loss of meadow habitat has been documented over the last five
years. The existing control measures have been effective.

C. Conclusion:

The threshold is being attained.

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Threshold:

Habitats of Special Significance

MANAGEMENT STANDARD

A nondegradation standard shall apply to wildlife habitat consisting of
deciduous trees, wetlands, and meadows while providing for opportunities to
increase the acreage of such riparian associations.

Background:

Riparian, meadow, and wetland habitat supports a greater diversity of wildlife
species than any other habitat in the Tahoe Region. According to the
Environmental Threshold Carrying Capacities EIS (TRPA, 1982), wetlands comprised
about 5% of the total acres of undisturbed land.

Much riparian and wetland restoration has been accomplished since 1982. This
has taken place through various programs such as watershed restoration, erosion
control projects, and fish habitat restoration and enhancement projects. Exact
figures on acreage will not be available until after 1993 when a USFS inventory
will be completed.

Evaluation:

A. The Trend:

The trend is positive.

B. Effectiveness of Control Measures:
The control measures have been effective.

C. Conclusion:

The existing threshold is in attainment.

EVALUATION OF VEGETATION THRESHOLDS

Introduction:

The backdrop country in the Tahoe Basin contains large tracts of undisturbed wildlands. Undisturbed in this context refers to the lands in the region which are outside of urban areas and have not been developed. Very little of the Basin's forest land escaped being disturbed by logging in the latter part of the 1800s though there are still some fragments of old growth forest remaining.

Because of the extensive logging, the mixed conifer forests are largely even-aged stands of mid-succession to mature trees and lack the healthful structural diversity of natural stands. The broken nature of the terrain in the Basin with changes in aspect, slope, soils, and elevation, promotes species diversity and precludes huge expanses of homogeneous woodland. Lack of structural diversity, however, limits wildlife diversity and has serious implications for forest health (ETCC, 8-14). Management practices need to consider provisions for increasing structural as well as species diversity to promote forest health.

A number of plant species and associations were identified in thresholds which are sensitive or of special interest, among them Rorippa subumbellata, Carex paucifluctus, Lewisia pygmaea, two Draba varieties, rare populations of deepwater plants, two uncommon Sierra bog communities, and an arctic-alpine cushion plant community. Recently, two more rare plants, Arabis rigidissima v. demota and Silene inviae, have been discovered in the Region.

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Threshold:

Common Vegetation

MANAGEMENT STANDARD
Increase plant and structural diversity of forest communities through appropriate management practices as measured by diversity indices of species richness, relative abundance, and pattern.

Species Richness --

Maintain the existing species richness of the Basin by providing for the perpetuation of the following plant associations:

Yellow pine forest: Jeffrey pine, white fir, incense cedar, sugar pine.
Red fir forest: Red fir, Jeffrey pine, lodgepole pine, western white pine, mountain hemlock, western juniper.

Subalpine forest: Whitebark pine, mountain hemlock, mountain mahogany.

Shrub association: Green leaf and pinemat manzanita, tobacco brush, Sierra chinquapin, huckleberry oak, mountain whitethorn.

Sagebrush scrub vegetation: Basin sagebrush, bitterbrush, Douglas chaenactis.

Deciduous riparian: Quaking aspen, mountain alder, black cottonwood, willow.

Meadow associations (Wet and dry meadow): Mountain squirrel tail, alpine gentian, whorled penstemon, asters, fescues, mountain brome, corn lilies, mountain bentgrass, hairgrass, marsh marigold, rushes, buttercups.

Wetland associations (Marsh vegetation): Pond lilies, buckbean, mare's tail, pondweed, common bladderwort, bottle sedge, common spikerush.

Cushion plant association (Alpine Scrub): Alpine phlox, dwarf ragwort, Draba.

Background:

The effects of drought and natural ecosystem succession may over time bring about changes in the existing species richness in the Tahoe Basin. However, no significant changes have occurred within the last ten years since the thresholds were established. Drought and insects may change the relative species abundance and age structure of the forest in some areas, but it is unlikely that major changes in the threshold categories will result.

Evaluation:

A. The Trend:

The trend is stable. The plant associations which existed in 1982 in the Tahoe Basin are still as described in the threshold. There have been no significant changes in relative abundance.

B. Effectiveness of Control Measures:

The control measures have been successful in maintaining the threshold.

C. Conclusion:

The threshold is being maintained.
Threshold:

Relative abundance --

Of the total amount of undisturbed vegetation in the Tahoe Basin:

1. Maintain at least 4% meadow and wetland vegetation.
2. Maintain at least 4% deciduous riparian vegetation.
3. Maintain no more than 25% dominant shrub association vegetation.
4. Maintain 15-25% of the yellow pine forest in seral stages other than mature.
5. Maintain 15-25% of the red fir forest in seral stages other than mature.

Background:

Neither fire, logging, nor development have significantly changed the relative species abundance since the thresholds were adopted. Though large areas have been affected by the recent insect infestations, it is not clear at this time if a change in vegetative species abundance or structural diversity will result.

The acreage of meadow and wetland meets the target acreage, but deciduous riparian vegetation is short of the target. Riparian zones and wetlands have been protected, and some have been restored. But despite riparian and SEZ restoration projects, deciduous riparian vegetation still needs to be increased. In 1990, the Forest Service made a detailed inventory of riparian areas. The acreage figures from the riparian inventory have not been worked out yet.

The proportions of yellow pine and red fir forests violate the threshold. The mid-successional stages overbalance earlier successional stages. Virtually all of the coniferous forests will be mature or approaching maturity within the next 15 to 30 years. A key reason for promoting forest diversity, in addition to forest health, is its importance in maintaining wildlife diversity.

According to the US Forest Service Lake Tahoe Basin Management Unit Forest Management Plan EIS, Page 3-14, the predominance of mid-successional timber reflects the reestablishment of the forest following the intensive logging of the late 1800’s and the absence major wildfires or logging in the past 20 or 30 years.

Evaluation:

A. The Trend:

The trend is static with the potential for moving further out of attainment.
B. Effectiveness of Control Measures:

The control measures have maintained the status of the vegetation largely as it existed at the time of the threshold adoption. TRPA needs to work with the states' departments of forestry, the state parks departments, and the Forest Service to implement the provisions of Chapter 74, Remedial Vegetation Management to attain forest diversity.

C. Conclusions:

The threshold is not in attainment. Although some restoration and enhancement to increase deciduous riparian vegetation has taken place, the target percentage for that community has not been attained. The targets for the yellow pine and red fir forests have been exceeded. It does not appear that the drought will change the existing relative abundance of vegetation.

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Threshold:

Pattern -- Provide for the proper juxtaposition of vegetation communities and age classes by:

1. Limiting acreage size of new forest openings to no more than 8 acres.

2. Adjacent openings shall not be of the same relative age class or successional stage to avoid uniformity in stand composition and age.

Background:

71.3.B(3) limits harvest of forest in patch cuts to areas of less than 5 acres to achieve TRPA approved objectives. Substantial tree removal, pertaining to sites greater than 5 acres is regulated by 71.3.I. Tree removal for enhancement of forest health and diversity may be conducted in accordance with 71.4.C. A forest plan must be prepared for all significant tree removal.

The Forest Service Management Plan standards limit openings to five acres and include direction which prohibits placing a new opening adjacent to an existing opening.

Evaluation:

A. The Trend:

The trend is to adhere to the regulation. The drought and insect infestation may create openings larger than would be allowed for timber harvest.

B. Effectiveness of Control Measures:
The control measures have been effective.

C. Conclusion:

The threshold is being attained.

Threshold:

A nondegradation standard to preserve plant communities shall apply to native deciduous trees, wetlands, and meadows while providing for opportunities to increase the acreage of such riparian associations to be consistent with the threshold.

Native vegetation shall be maintained at a maximum level to be consistent with the limits defined in the Land Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide for Planning, Bailey, 1974, for allowable impervious cover and permanent site disturbance.

POLICY STATEMENT

It shall be a policy of the TRPA Governing Board that a nondegradation standard shall permit appropriate management practices.

Background:

The threshold provides that native deciduous trees, wetlands, and meadows are to be guarded from degrading activities. The threshold also provides for expansion or restoration of riparian vegetation to achieve the restoration of 25% of the SEZ which has been identified as disturbed, developed, or subdivided.

Evaluation:

A. The Trend:

The trend is stable to positive.

B. Effectiveness of Control Measures:

The control measures are having a positive effect. Disturbance to sensitive lands has been sharply limited. Riparian areas, meadows, and wetlands have been the subject of restoration, enhancement, and expansion programs. Land capability guidelines are being tracked and enforced.

C. Conclusions:

The threshold is not in attainment, though there is progress toward meeting the threshold. SEZ and wetland restoration and expansion are being pursued, however, the 25% target will not be reached in the near future.
Uncommon Plant Communities

Threshold:

NUMERICAL STANDARD

Provide for the nondegradation of the natural qualities of any plant community that is uncommon to the basin or of exceptional scientific, ecological, or scenic value. This threshold shall apply but not be limited to (1) the deepwater plants of Lake Tahoe, (2) Grass Lake (sphagnum bog), (3) Osgood swamp, and (4) the Freel Peak Cushion Plant community.

Background:

The Deepwater Plants of Lake Tahoe

Studies of fish and fish food organisms conducted during the early 1960s revealed the existence of remarkable deepwater plant beds of mosses, liverworts, stoneworts and algae in Lake Tahoe. The findings were published in Frances, Ted C., and Almo J. Cordone. 1967. Observations on Deepwater Plants in Lake Tahoe, California and Nevada. Ecology 48: 709-714. Most of the plants collected were from areas between 100 and 400 feet deep. Chara and mosses were collected west of Cave Rock at a record depth of 501 feet (154 meters). The deepest previously recorded (in 1933) collection of plants were green mosses growing at "the astonishing depth of 394 feet (120 meters)" in Crater Lake, Oregon.

Plant densities were found to be greatest at much reduced light intensity, but relatively minor changes of light intensity at extremely low levels, below light transmittance of 250 lux per unit area as measured by a hydrophotometer, could bring on elimination of plant populations. They concluded that, "Should significant enrichment occur, reduced light penetration might permanently eliminate this unique plant community". (Frantz and Cordone, 1967)

In the 1960s, anglers complained of fishing tackle fouled close to the bottom by Chara and mosses in many areas around the Lake, indicating widespread distribution of plant beds (Frantz and Cordone, 1967). Ted Frantz reported that few anglers have complained in recent years about tackle fouled by vegetation, suggesting that deepwater vegetation is less prevalent than in the past (personal communication, March 1991).

Evaluation:

A. The Trend:

While no direct data are currently available on the deepest plant populations, light transmission, as evidenced by secchi disk readings, in Lake Tahoe has declined since the deepwater plant beds were first discovered. Thus, it must be
concluded that the trend is negative for survival of the very deepest plant populations. This does not mean that the species composing the deepwater beds are in danger, but the deepest and most remarkable beds are most likely lost.

B. Effectiveness of Control Measures:

The control measures are those which would control degradation of the clarity and light transmittance in Lake Tahoe. Because the clarity of Lake Tahoe has declined since 1962, measures which would have protected survival of the deep water plant beds have not been successful, although some of the plant beds are known to survive.

C. Conclusions:

The continued existence of some deepwater plant beds has been documented. There is no evidence that the plant species found in the deepwater beds are threatened. The very deepest plant beds (if still viable) are certainly threatened by the loss of water clarity in Lake Tahoe.

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Grass Lake (Sphagnum bog)

Grass Lake contains a small body of open water surrounded by a quaking bog. Bogs, particularly as large as Grass Lake, are rare in the Sierra Nevada. Bogs are sensitive to compaction. The area contains a rich diversity of easily accessible biological communities. Grass Lake's accessibility, adjacent to a major highway, makes it vulnerable to abuse.

Grass Lake has been nominated for designation as a Research Natural Area by the USFS. An Ecological Survey Report was completed in August, 1987. The final Research Natural Area Establishment Record was completed in March 1991. The record is in final review and will be forwarded to Washington D.C. this spring. The designation is expected to be approved. Protection of Grass Lake will be strengthened as a result of the special designation.

Evaluation:

A. The Trend:

The condition of Grass Lake is stable.

B. Effectiveness of Control measures:

Control measures have been effective. Control measures will be even tighter as a result of designation as a Research Natural Area.

C. Conclusions:

The threshold is in attainment. Grass Lake has been protected from degradation and will be even more rigorously protected after designation as a Forest Service Research Natural Area.
---

Osgood Swamp

The Osgood swamp is a sphagnum bog estimated to be up to 3,000 years old. The bog was drained at one time. The USFS purchased the bog in 1978 and restored the water level in the bog. The swamp provides habitat for wild flowers, birds, and other wildlife.

Evaluation:

A. The Trend:

The trend is stable for the bog maintenance.

B. Effectiveness of Control measures:

The control measures have been effective.

C. Conclusion:

The threshold is in attainment.

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The Freel Peak Cushion Plant Community

"Cushion plants" refers to a group of arctic-alpine plant species specially adapted to survive under tundra-like conditions with high winds, arctic temperatures, shallow soils, and a short growing season. The Cushion plant community is dispersed over the rocky terrain on the tops of Freel Peak and Job's Sister. The Freel Peak community is said to be the northern-most occurrence of the association. The most distinctive components of the association are Alpine Phlox sp, dwarf ragwort, and Draba asterophora var. asterophora.

In 1990, two TRPA staff members inspected the site, and a Forest Service botanist surveyed the Draba asterophora var. asterophora population on Freel Peak and found the plants to be flourishing with little impact from hikers. The site is fairly isolated and good for the plants.

Evaluation:

A. The Trend:

The trend is stable.

B. Effectiveness of Control measures:

Control measures have been effective.
C. Conclusion:

The threshold is in attainment.

Threshold:

NUMERICAL STANDARD

Maintain a minimum number of population sites for each of five sensitive plant species.

<table>
<thead>
<tr>
<th>Species</th>
<th>Population sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carex pauciflorus</td>
<td>1</td>
</tr>
<tr>
<td>Lewisia pygmaea longipetala</td>
<td>2</td>
</tr>
<tr>
<td>Draba asterophora v. macrocarpa</td>
<td>2</td>
</tr>
<tr>
<td>Draba asterophora v. asterophora</td>
<td>5</td>
</tr>
<tr>
<td>Rorippa subumbellata</td>
<td>26</td>
</tr>
</tbody>
</table>

Background:

*Carex pauciflorus* This species has not been observed in the Tahoe Basin since early this century. It is now thought that the identification and description may have been a taxonomic error, and the species may have never existed. The one mapped population site for the species is located about midway between Mt. Tallac and Tallac Lake in the Desolation Wilderness.

*Lewisia pygmaea longipetala* has been reported at two sites near Lost and Triangle Lakes in Desolation Wilderness (TRPA Sensitive/Uncommon Plants Map, Echo Lake Quadrangle). The sites are reasonably reachable off the Pacific Crest trail from Echo Lakes, but are probably not attractive to hikers.

*Draba asterophora v. macrocarpa* populations are small and limited in distribution. The two mapped sites in the Tahoe Basin are near the shore of Saucer Lake, not quite a mile south of Upper Echo Lake by the Tahoe Basin Boundary (TRPA Sensitive/Uncommon Plants Map, Echo Lake Quadrangle), but are probably not attractive to hikers.

*Draba asterophora v. asterophora* populations occur on Freel Peak, Jobs Sister, and Mount Rose (TRPA Sensitive/Uncommon Plants Maps, Freel Peak Quadrangle). The populations on Mount Rose are near a road, so they may be subject to some human disturbance.

*Rorippa subumbellata* inhabits only the shoreline of Lake Tahoe. In January, 1991, a petition was filed requesting that the Fish and Wildlife Service list the species as endangered under the Threatened and Endangered Species Act. Because of the heavy use which the shoreline receives in some areas, populations of this species are subject to disturbance. The population size and locations and fluctuate significantly. All the *Rorippa subumbellata* populations were
surveyed in 1990. They were thriving, probably due to large amount of habitat exposed as a result of low water in Lake Tahoe.

Most of the mapped sites for each species were observed in late July and early August, 1990, and the condition of each site was verified. With the exception of the Carex, the populations of all the other sensitive species are flourishing. The speculation is that was a good plant year as a result of early snow-free weather and late spring rains. Population numbers of Lewisia, the two Drabae, and Rorippa are generally the highest on record. There are no data from previous surveys to tell how the Arabis populations are in comparison to past years. It would be expected that the populations would respond differently in years with different weather patterns.

Evaluation:

A. The Trend:

The trend for all the species is stable to positive. No major impacts on them have been documented since the adoption of the threshold.

B. Effectiveness of Control Measures:

The control measures have been effective.

C. Conclusion:

The threshold is in attainment.

EVALUATION OF THE RECREATION THRESHOLDS

Introduction

The history of the Tahoe Basin has unfolded through the years in response to a succession of key influences. Among those influences most affecting recreation were the early pioneering settlement, the development of elegant summer homes and resorts, the emergence of Lake Tahoe as a summer vacation spot for the general public, the growth of the gaming industry, development of skiing, and the increasing urbanization in the Tahoe Basin.

Early in the 1900s, there was a growing recognition of Tahoe’s potential for recreation, and summer retreats were being built by or for those who had the time and money to travel the onerous route to Tahoe. The clientele were mostly wealthy Californians, notably from the Sacramento valley and the bay area. According to historic reports, the life style at many of these early establishments, such as Glen Alpine Springs, the Tallac House, the Tahoe Tavern, and the Tallac site and other estates, tended to be social and gracious though rustic.

Concurrently (roughly 1880 through 1920), a small but relatively permanent pioneering population formed to serve the needs of travelers and vacationers.
The service oriented population has continued to grow to this day. Much of this early growth was due to people who found the rural surroundings of Tahoe agreeable and were determined to make a life in the region. The recreational focus of this population was simpler and directed toward the Lake and the surrounding land to the exclusion of more social and urban types of recreation.

As travel to the Region became easier, and especially after World War II, the general public began to discover the charms of Lake Tahoe as a place for summer vacations. A wider range of outdoor recreational opportunities for the tourist were developed, which included campgrounds, marinas, golf courses, and overlooks.

After the winter Olympics at Squaw Valley in 1960, skiing in the area burgeoned providing winter recreation and employment. The growth of the gaming industry greatly increased year-round tourism and service jobs. However, the main thrust of recreation development remained tourist oriented, with local residents still depending on the recreation offered by the backdrop country. Even though the Region has become ever more populous and urbanized, the trend toward more typically urban types of recreation has only lately begun, and existing urban recreation facilities cannot meet the current demand. At the same time, demand for developed regional and national facilities has also increased beyond the available capacity during high use periods.

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Threshold:

It shall be the policy of the TRPA Governing Body in the development of the Regional Plan to preserve and enhance the high quality recreational experience, including preservation of high quality undeveloped shorezone and other natural areas. In developing the Regional Plan, the staff and Governing Body shall consider provision for additional access, where lawful and feasible, to the shorezone and high quality undeveloped areas for low density recreational uses.

This threshold poses some knotty questions about how to define a high quality recreational experience. The threshold emphasizes undeveloped areas and low density or dispersed uses. The TAC agreed that dispersed recreation is important, but it is only a part of the overall recreational experience at Lake Tahoe.

High quality recreation, as clearly as the TAC could define it, would be a recreational experience in which the expectations of the participant are satisfied. Expectations are exceedingly diverse. Good information describing recreation opportunities and facilities, e.g., pamphlets or visitor information centers, could enhance visitor satisfaction by fostering realistic expectations.

An important point made by the TAC is that a facility cannot guarantee high quality recreation; it can only provide the opportunity to have a recreational experience.
The TAC reported that the goal of every recreation provider is to offer high quality recreation. The term high quality is highly subjective. This opinion is corroborated by a study "Measuring Customer Satisfaction" (1990) published by the U. S. Department of Agriculture, Forest Service Technology and Development Program which examined user satisfaction using quantitative and qualitative data on the recreational experience. The conclusions of the study were threefold: 1) satisfaction is important; 2) it is difficult to define what satisfaction means; and 3) there is no consensus on how satisfaction can be measured.

The survey of public satisfaction and the rate of repeat use of facilities at the Nevada State Parks reports a high percentage of users as being very satisfied with the facilities and the high rate of repeat users indicates the willingness to use frequently the facilities surveyed. The TAC also noted that while not all facilities are of equally high quality, facilities are continually being upgraded and new facilities being planned.

Criteria for High Quality Recreation:

Facilities, whether dispersed, developed, or urban, should be:

1. Well designed;
2. Well maintained and operated (e.g., clean, safe, and not overcrowded);
3. Consistent with public need or demand;
4. Appropriately located;
5. Of a style and scale compatible with its setting;
6. Accessible, both in terms of location and cost; and
7. Within the environmental carrying capacity of its site.

The demand for various types of recreation Basinwide creates pressures on recreation resources which can have a negative effect on the recreational experience and the natural environment. A concern among recreation providers is that increasing the density of use at existing facilities will impair the recreational experience. It is the opinion of the TAC that it is not possible to satisfy peak recreational demand in the Region within the environmental constraints, and demand is increasing.

Some hard choices will need to be made in the future concerning the quantity, timing, and type of recreational opportunities and facilities to be provided. The land base suitable for recreation development limits the location and type of recreation facilities possible. Among the many factors which make the location of new facilities difficult are available funding, acquisition of sites, access, geographic constraints, social conflicts with adjacent land uses, and TRPA regulations.

Evaluation:

A. The Trend:

The trend is toward improving the quality of the recreational experience offered as evidenced by the nature of projects on the TRPA Five Year Recreation List,
the Forest Service Land Management Plan, and the California and Nevada State Parks’ master plans.

B. Effectiveness of Control Measures:

Control measures in place been effective in promoting development and upgrading of recreation facilities.

C. Conclusions:

It is the conclusion of the TAC is that the opportunity for high quality recreation is available throughout the Tahoe Basin. The TAC also concluded that because the threshold cannot be objectively measured by any accepted means, it cannot be stated absolutely that the threshold for high quality recreation is being met.

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Threshold:

It shall be the policy of the TRPA Governing Body in development of the Regional Plan to establish and insure a fair share of the total Basin capacity for recreation is available to the general public.

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Background:

There was considerable discussion by the TAC as to what is the Basin’s capacity to provide recreation and what would constitute a fair share of that capacity for use by the general public.

Two considerations seem to have entered into the adoption of this threshold. One was the concern that long term “headroom” and public service capacity, e.g., coverage, VMTs and air quality, water quality, water rights, and sewer capacity could be absorbed by other types of development and become unavailable for recreation facilities. The other was that land needed, especially along the shoreline, might not be available to the public for recreation.

The USFS and CSP&R have purchased reserve sewer capacity to service contemplated expansion of facilities within the STPUD service area. Those agencies, in fact, may have more capacity in the south shore than necessary. It is possible that the excess capacity could be transferred to other recreation uses. In other service districts around the Lake, the TAC reports that there is adequate public service capacity available for recreation uses.

More land, including shorezone properties, usable for recreation has come into public ownership than perhaps was anticipated when the threshold was adopted. The California Tahoe Conservancy has been able to purchase land and coverage suitable for recreation uses. The length of shoreline publicly owned and accessible to the general public increased from approximately 35% (25.1 miles)
in 1982 to 40% (28.9 miles) in 1987. Still, the communities have the responsibility to identify and reserve land and capacity for recreation uses as recommended in the Goals and Policies. While public services are available to provide for contemplated recreation facilities, funds to construct recreation facilities are in short supply.

It is not clear that there will be enough high capability land available within the various communities to meet the increasing demand for urban recreation. Land transfers to the communities from the states' parks and recreation departments, the Forest Service, and the California Tahoe Conservancy are possible. Small parcels of urban land may be more available for transfer than large parcels.

A. The Trend:

The trend is positive, but with potential for downturn.

B. Effectiveness of Control Measures:

Compliance measures in place have been adequate to promote and permit development of recreation facilities.

C. Conclusions:

The TAC concluded that at this time, this threshold is being met. Recreation projects are being advanced without restriction by lack of headroom or public service capacity. This situation could change if residential and commercial developments proceed without commensurate recreation development, and if the other thresholds are exceeded leaving no "head room" for recreation. The surest way to secure permanently the public services needed is to develop recreation facilities.

The only adopted unit for measuring recreation capacity is the PAOT (people at one time). PAOT is a term borrowed from the Forest Service meaning people at one time. The PAOT capacities cited in the Recreation Element of the Goals and Policies (6,114 overnight PAOTs, 6,761 summer day use PAOTs, and 12,400 winter day use PAOTs) function as both a target to be achieved and a limit.

PAOT, in the context of the Regional Plan, refers only to capacity allocated to developed facilities chiefly oriented to tourists. Most such facilities are operated by the Forest Service and the California and Nevada State Parks. Certain facilities operated by communities and private enterprise such as overnight recreational sites (campgrounds, RV parks, and group facilities), marinas, and golf courses are regarded as tourist oriented and require PAOT allocations also.

PAOT availability appears to be adequate.
MEMORANDUM

July 1, 1991

To: Advisory Planning Commission

From: TRPA Staff

Subject: Adoption Of Plan Area Statement Amendments in Conformance With The Proposed Placer County General Plan Update

Proposed Action: The Advisory Planning Commission is requested to recommend to the Governing Board the appropriate action in regards to the adoption of amendments to PAS 001B, 002, 003, 004, 005, 006, 007, 008, 009, 009A, 009B, 010, 011, 012, and 171. These amendments are related to the Placer County General Plan Update and the Tahoe City Community Plan. The adopting ordinance, text amendments, and map amendments are attached.

Background: In May the APC reviewed the proposed Placer County General Plan Update for the Tahoe City area. The APC directed staff to bring back the necessary PAS amendments needed to make the TRPA Plan and the Placer County Plan consistent. At the June APC meeting no action was taken on these Plan Area Statement amendments; however, the Tahoe City Community Plan was continued until Placer County takes action. On June 27, 1991 the Placer County Planning Commission closed the public hearing on everything but PAS 003 and the transportation element of the Tahoe City Community Plan. Final action on the Community Plan and the General Plan was continued until September 26, 1991. The North Tahoe Regional Advisory Council has requested TRPA proceed with the Lake Forest Amendments.

The major issues resolved by these amendments are (1) the deletion of Lake Forest as a Community Plan, (2) the reserve status of the Tahoe City Industrial Community Plan, (3) the nondonation of Dollar Hill as a Community Plan, and (4) consideration of Dollar Hill area for some public facilities.

Required Findings: Prior to amending the Regional Plan, the Governing Board must make the following findings pursuant to Chapter 6. Brief rationales on which the findings may be based are included.

GWB:rd
7/1/91

AGENDA ITEM V A.
Memorandum to Advisory Planning Commission
Adoption Of Plan Area Statement Amendments in
Conformance With The Proposed Placer County
General Plan Update -- Page 2

1. Finding: The project is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, and other TRPA plans and programs.

Rationale: The coordinated Placer County-TRPA land use regulation will help implement the Regional Plan and resolve land use issues. There is no major change of land use or development potential proposed.

2. Finding: The project will not cause environmental thresholds to be exceeded.

Rationale: An EIS/EIR was prepared on the subject PAS amendments and it did not identify any significant adverse impacts including exceedances of thresholds.

3. Finding: Wherever federal, state and local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the Compact, the project meets or exceeds such standards.

Rationale: An EIS/EIR was prepared for these PAS amendments and it did not identify any violations of standards.

4. Finding: The Regional Plan, as amended, achieves and maintains the thresholds.

Rationale: The amendments generally coordinate local and regional planning. The EIS/EIR indicates the Community Plan and amended PASs will achieve thresholds.

Environmental Documentation: The plan amendments have been addressed in the TRPA Community Plans EIS/EIR for Tahoe City and Lake Forest (1991). No significant unmitigated impacts were identified.

Recommendation: The Tahoe City Planning Team and the TRPA staff recommend approval of the amended PASs.

7/1/91

AGENDA ITEM V A.
TAHOE REGIONAL PLANNING AGENCY
ORDINANCE NO. 91-

AN ORDINANCE AMENDING ORDINANCE NO. 87-9, AS AMENDED, BY AMENDING THE REGIONAL PLAN OF THE TAHOE REGIONAL PLANNING AGENCY, AS AMENDED, BY AMENDING PLAN AREA STATEMENTS 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, and 171 TO MAKE THEM CONSISTENT WITH THE PLACER COUNTY GENERAL PLAN UPDATE FOR THE TAHOE CITY AREA; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

The Governing Board of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00 Findings

1.10 It is necessary and desirable to amend Ordinance 87-9, as amended, relating to the Regional Plan of TRPA, by amending Plan Area Statements 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, and 171 to make them consistent with the Placer County General Plan Update for the Tahoe City area in order to further implement the Regional Plan pursuant to Article VI(a) and other applicable provisions of the Tahoe Regional Planning Compact.

1.20 These amendments have been analyzed the the TRPA Community Plans EIS/EIR for Tahoe City and Lake Forest (1991) and have been determined not to have a significant effect on the environment.

1.30 The Advisory Planning Commission (APC) conducted a noticed public hearing on these amendments and recommended adoption of the amendments. The Governing Board also conducted a noticed public hearing at which oral and documentary testimony were received and considered by the Board.

1.40 The Governing Board, prior to adoption of this ordinance, made the findings required by Section 6.4 of the TRPA Code of Ordinances and Article V(g) of the Compact. The Board finds that such findings are supported by substantial evidence in the record.

1.50 The Governing Board finds that the amendments adopted hereby concontinue to implement the Regional Plan, as amended, in a manner that achieves and maintains the adopted environmental threshold carrying capacities as required by Article V(c) of the Compact.

1.60 Each of the foregoing findings is supported by substantial evidence in the record.
Section 2.00 Amendment of Plan Area Statements 085, 089B, 091, 092, and 093

Subsection 6.10(2) of TRPA Ordinance 87-9, as amended, is hereby further amended to add subparagraph (s) as follows:

"6.10 Plan Documents

Amended (2) Plan Area Statements for Plan Areas 001A through 175, inclusive, which statements are set forth in the document entitled, Regional Plan for the Lake Tahoe Basin, Plan Area Statements: Carson City, City of South Lake Tahoe, Douglas County, Placer County, Washoe County, Tahoe Regional Planning Agency, January 7, 1987, including the amendments to the Plan Area Statements as set forth in:

(a) "EXHIBIT A" entitled Plan Area Statement Amendments, February 25, 1987, which amendments shall be incorporated in the Plan Area Document, dated January 7, 1987, referred to in this subsection; and

(b) "EXHIBIT B" entitled Plan Area Statement Amendments, May 17, 1987, which amendments shall be incorporated in the Plan Area Document, dated January 7, 1987, referred to in this subsection; and

(c) "EXHIBIT C" entitled Plan Area Statement Amendments, March 14, 1988, which amendments shall be incorporated in the Plan Area Document, dated January 7, 1987, referred to in this subsection; and

(d) "EXHIBIT D", entitled Plan Area Statement Amendments, August 3, 1988, which amendments shall be incorporated into the Plan Area Document, dated January 7, 1987 referred to in this subsection; and

(e) "EXHIBIT D", entitled Plan Area Statement Amendments, October 27, 1988, which amendments shall be incorporated in the Plan Area Document, dated January 7, 1987, referred to in this subsection; and

(f) "EXHIBIT E", entitled Plan Area Statement Amendments, November 30, 1988, which amendments shall be incorporated in the Plan Area Document dated January 7, 1987, referred to in this subsection; and
(g) "EXHIBIT F", entitled Plan Area Statements and Maps Amendments, November 15, 1988, which amendments shall be incorporated in the Plan Area Document, dated January 7, 1987, referred to in this ordinance; and


(k) "EXHIBIT K", entitled Bijou Park Plan Area Statement Amendments, June 20, 1989, which amendments shall be incorporated into the Plan Area Document dated January 7, 1987, referred to in this ordinance.


(m) "EXHIBIT M", entitled PAS 170, General List Amendments, November 15, 1989, which amendments shall be incorporated into the Plan Area Document dated January 7, 1987, referred to in this ordinance.

(n) "EXHIBIT N", entitled Forest Service Lands Plan Area Statement Amendments, December 8, 1989, which amendments shall be incorporated into the Plan Area Document dated January 7, 1987, referred to in this ordinance.

(o) "EXHIBIT O", entitled Plan Area 001A and 003 Amendments, December 8, 1989, which amendments shall be incorporated into the Plan Area document dated January 7, 1987, referred to in this ordinance.

(q) "EXHIBIT Q", entitled Montreal Road Special Policy, June 18, 1990, which amendments shall be incorporated into the Plan Area Document dated January 7, 1987, referred to in this ordinance.

(r) "EXHIBIT R" Amendment of Plan Area Statement 082, Upper Kingsbury, by the deletion of food and beverage retail sales as a permissible use and the addition of professional offices to the General List as a special use.

(s) "EXHIBIT S" entitled Tahoe City Plan Area Amendments, July 1991 which amendments shall be incorporated into the Plan Area Document dated January 7, 1987, referred to in this ordinance.

Section 3.00 Interpretation and Severability

The provisions of this ordinance and the amendments to the Regional Plan Package adopted hereby shall be liberally construed to effect their purposes. If any section, clause, provision or portion thereof is declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance and the amendments to the Regional Plan Package shall not be affected thereby. For this purpose, the provisions of this ordinance and the amendments to the Regional Plan Package are hereby declared respectively severable.

Section 4.00 Effective Date

Pursuant to Subsection 13.7.B of the Code of Ordinances, the provisions of this ordinance shall be effective 60 days after its adoption.

PASSED and ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at a regular meeting held ______________, 1991, by the following vote:

Ayes:

Nayes:

Abstentions:

Absent:

W. F. Cronk, Chairman
Tahoe Regional Planning Agency
June 26, 1991

Rick Angelocci
Chief, Project Review
TRPA
P.O. Box 1038
Zephyr Cove, NV 89448-1038

SUBJECT: COMMERCIAL ALLOCATIONS, PLACER COUNTY

Dear Rick:

At a recent meeting of the North Tahoe Regional Advisory Council (NTRAC), the subject of commercial allocations for the "Community Plan/before adoption" category was discussed, with that Council providing direction to County staff on a priority for the remaining allocation.

To that end, the Council rated a list of prospective candidate projects, as shown on the attached exhibits.

The purpose of this letter is to 1) advise you of the top priority projects that we expect to come in soon, and 2) to ask you or your staff to verify the footage figures on the already approved project list with your Agency’s approval.

I have talked to Gabby about the issue of Lake Forest’s Community Plan status. Since the Plan Team for that area has felt unanimously that Lake Forest should not be in the CP category, we are hopeful that that change will be made by the Governing Board, allowing that allocation pool to be moved to the "outside CP" group.

Sincerely,

[Signature]

BILL COMBS
Senior Planner
BC:II
enclosure
cc: Gabby Barrett, TRPA 

RECEIVED
JUL 01 1991
TAHOE REGIONAL PLANNING AGENCY
EXHIBIT S
TAHOE CITY PLAN AREA AMENDMENTS
JULY 1991

001B -- TAHOE CITY INDUSTRIAL

PLAN DESIGNATION:

Land Use Classification
COMMERCIAL/PUBLIC SERVICE

Management Strategy
MITIGATION

Special Designation
PRELIMINARY COMMUNITY PLAN AREA

TDR RECEIVING AREA FOR:
1. Existing Development

PREFERRED AFFORDABLE HOUSING AREA

DESCRIPTION:

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

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

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

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

PLANNING CONSIDERATIONS:

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

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

3. This area may be a suitable location in which to relocate a trailer court that is being phased out on the 64 acre tract.

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

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

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

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

4. 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 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.

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) (A), mobile home dwelling (S), and multiple family dwelling (S).

Commercial

Auto, mobile home and vehicle dealers (S) (A), building materials and hardware (S) (A), mail order and vending (S), nursery (S), outdoor retail sales (S), service stations (A), privately owned assembly and entertainment (S), animal husbandry services (A), auto repair and service (S)(A), broadcasting studios (S), business support services (A), contract construction services (A), laundries and dry cleaning plant (A), repair services (A), sales lots (A), schools—business and vocational (S), secondary storage (A), batch plants (S), food and kindred products (A), fuel and ice dealers (S) (A), industrial services (S) (A), printing and publishing (A), recycling and scrap (S), small scale manufacturing (S), storage yards (A), vehicle and freight terminals (S) (A), vehicle storage and parking (S) (A), warehousing (S), and wholesale and distribution (A).
Public Service

Collection stations (S), government offices (S), local assembly and entertainment (S), local post office (S), local public health and safety facilities (S), publicly owned assembly and entertainment (S), public utility centers (A), regional public health and safety facilities (S), pipelines and power transmission (S), transit stations and terminals (S) (A), transportation routes (S), and transmission and receiving facilities (S) (A).

Resource Management

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

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>Multiple Family Dwelling</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Mobile Home Dwelling</td>
<td>8 units per acre</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>As per the limitations above</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 65 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

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

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include the following:

1. Improvements required by Volume IV of the Surface Water Quality Management Plan as shown on Figure VIII-1 through 18 of Volume I of the 203 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 Volume III of the Water Quality Management Plan, Stream Environment Zone Restoration Program. (To be completed.)
002 -- FAIRWAY TRACT

PLAN DESIGNATION:

Land Use Classification         RESIDENTIAL
Management Strategy            MITIGATION
Special Designation

TDR RECEIVING AREA FOR:

1. Multi-Residential Units (Special Area #1 only)

PREFERRED AFFORDABLE HOUSING AREA
MULTI-RESIDENTIAL INCENTIVE PROGRAM AREA
(Special Area #1 only)

DESCRIPTION:

Location: This Plan Area is located north of the Tahoe City commercial area and is found on TRPA map C-7.

Existing Uses: This low density residential area includes a golf course and an elementary school. Older, lower-cost homes are located in the flat area near the school. The area is 80 percent built out.

Existing Environment: The land capability classification of this area is 40 percent low hazard, 15 percent moderate hazard, 40 percent SEZ and 5 percent high hazard. The disturbance risk is high in the vicinity of the school and moderate in the hilly areas behind it. The land coverage is 10 percent with an additional 10 percent disturbed.

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

PLANNING CONSIDERATIONS:

1. The golf course uses a large amount of fertilizer within the SEZ.

2. Subdivision improvements within the planning area are not adequate with respect to drainage, infiltration and slope stabilization.

3. West Fairway Drive is of inadequate width.

SPECIAL POLICIES:

1. The golf course area should be continued as a buffer/open space area to the commercial development of Tahoe City.

2. The 1975 TRPA, Placer County Urban Design Plan shall be used as a guideline for future planning considerations with appropriate revisions to bring the Design Plan up to date. This policy applies to the surrounding Plan Areas affected by the Urban Design Plan. The new Tahoe
City Community Plan will be developed to reflect the goals of the 1975 Tahoe City Urban Design Plan, as updated.

3. TRPA will assist with a study of the entire area within Plan Areas 001A, 002 and adjacent Plan Areas to identify areas that are man-modified in accordance with Chapter 20 of the Code of Ordinances. The target date for completion of the study will be August 1, 1987. Areas recognized by the Agency as man-modified shall be regulated in accordance with the provisions of Chapter 20 of the Code of Ordinances.

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

5. 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.

6. Man-modified SEZs should be evaluated and restored to the extent practical and consistent with the TRPA SEZ program. Where lands are found to be man-modified, the new capability designation shall supersede the SEZ designation.

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 Area #1:

Residential
- Single family dwelling (A).

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

Recreation
- Day use areas (A), golf courses (A)(S), participant sports facilities (S), cross country skiing courses (A), outdoor recreation concession (A), and snowmobile courses (S).
Resource Management

Reforestation (A), sanitation salvage cut (A), special cut (A), selection cut (S), 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:

Residential

Multiple family dwelling (A), nursing and personal care (A), employee housing (A), and residential care (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>
<tr>
<td>Multiple Family Dwellings</td>
<td>8 units per acre (SA #1 only)</td>
</tr>
<tr>
<td>Nursing and Personal Care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Residential Care</td>
<td>25 persons per acre</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>15 units per acre (SA #1 only)</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 45 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 Volume IV of the Water Quality 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 Volume III of the Water Quality Management Plan, the Stream Environment Zone Restoration Program. (To be completed.)
PLAN DESIGNATION:

Land Use Classification: RECREATION
Management Strategy: REDIRECTION
Special Designation: SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area is located within the canyon area of the Truckee River between Tahoe City and River Ranch and is depicted on the following Agency maps B-7, B-8, C-7, C-8 and the Tahoe City Quadrangle.

Existing Uses: Except for a few commercial and residential uses, this planning area is mostly undeveloped and in public ownership. The existing uses mostly occur in areas of poor land capability and along the highway corridor. Access to the areas not directly fronted by the highway is limited to unimproved roads. Recreational activities include river rafting, fishing, hiking, and biking. This highway corridor serves as a major visitor approach to Lake Tahoe.

Existing Environment: Most of the land in this area is classified as high hazard. The plant composition is dominated by mature stands of mixed conifer stands. The river and forested backdrop of the canyon combine to create a scenic entrance to the Basin.

PLANNING STATEMENT: This area should be managed for recreational uses that are compatible with the special scenic and resource values of the planning area. Existing developed facilities that contribute to scenic degradation in the area should be relocated to other suitable areas outside the planning area.

PLANNING CONSIDERATIONS:

1. Most of the residential and commercial facilities are located within high hazard lands and detract from the scenic quality of the highway corridor which is a designated Scenic Corridor.

2. Inadequate parking facilities along the highway contribute to visual and water quality problems.

3. The roadway leading into Tahoe City (Scenic Roadway Unit 42, 43) is targeted for scenic restoration according to the adopted threshold standards.

4. The capacity of the highway is exceeded during peak use periods.

5. Drainage in this Plan Area flows to the Truckee River and away from Lake Tahoe.

SPECIAL POLICIES:

1. Redirect Existing commercial uses out of this Plan Area should be encouraged to relocate to more appropriate Plan Areas. Incentives through TDRs to any receivable Plan Area should be provided to encourage commercial uses to relocate. Commercial uses that are allowed to remain for safety reasons should be required to show that there is no safe feasible alternative
site and should be required to do visual buffering or landscaping as conditions for any permits for additions, modifications, or alterations.

2. Provide suitable parking facilities for recreational users of the river.

3. Optimize recreation and travel use of the river corridor to that which maintains its attractiveness and environmental stability.

4. Provide opportunities for low to moderate resource management in the plateau area.

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

6. 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 in-depth 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.

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) and summer homes (S).

Commercial
Fuel and ice dealers (S).

Public Service
Pipelines and power transmission (S), regional local public health and safety facilities (S), public utility centers (S), transportation routes (S), and transit stations and terminals (S).

Recreation
Day use areas (A), riding and hiking trails (A), undeveloped campgrounds (A), outdoor recreation concessions (S), rural sports (S), visitor centers (S), and snowmobile courses (S).

Resource Management
Reforestation (A), regeneration harvest (S), sanitation salvage cut (A), selection cut (A), special cut (A), thinning (A), tree farms (S), timber stand improvement (S), early successional stage vegetation...
management (A), non-structural fish habitat management (A), non-structural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), farm/ranch accessory structures (S), grazing (S), range pasture management (S), range improvement (S), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), prescribed fire management (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), SEZ restoration (A), and run-off 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>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel or lease site</td>
</tr>
<tr>
<td>Summer House</td>
<td></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 89 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**

OTHER: Four 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. Improvements required by the Surface Volume IV of the Water Quality 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 Volume III of the Water Quality Management Plan, 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 89 corridor. (To be completed.)
004 -- BURTON CREEK

PLAN DESIGNATION:
Land Use Classification       CONSERVATION
Management Strategy           MITIGATION
Special Designation           TDR RECEIVING AREA FOR:

1. Multi-Residential Units (Limited to employee housing)

DESCRIPTION:

Location: This area forms the headwaters to Burton Creek and is depicted on TRPA maps B-7, C-6, C-7, D-6, and the Tahoe City Quadrangle.

Existing Uses: The area is managed for public use by the USFS and State of California. The area is suitable for timber harvest, limited grazing, and dispersed recreation, but to this date, very little resource management has occurred. Developed facilities and services are lacking.

Existing Environment: The area has good plant diversity and offers excellent wildlife habitat. The majority of the land area has good capability. Dominant natural features include Burton Creek and Antone Meadows.

PLANNING STATEMENT: This planning area should continue to provide a full range of low to moderate resource use including opportunities for hiking, timber harvest, wildlife management, grazing of livestock, and recreation.

PLANNING CONSIDERATIONS:
1. Access to the area is limited by a poorly maintained road system.
2. Recreational and resource management opportunities are constrained by road conditions and lack of rights-of-way.
3. The dam at Antone Meadows creates a fish barrier and the pipe diversion out of the dam is poorly maintained and detracts from the surrounding scenic quality.

SPECIAL POLICIES:

1. 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.

1. Provide opportunities for intensive resource management practices to include regeneration harvest and selective cutting.

2. The water diversion at Antone Meadows should be eliminated, if possible, or at the very least, the diversion pipe should be concealed to eliminate visual impacts.

3. Improvement or expansion of the road system should be compatible with the type and intensity of use. The road through the meadow should be relocated to higher ground and bridge spans should be installed where the road crosses stream channels.

4. Logging road spurs in this area should be scarified and revegetated.

5. Provide opportunities to expand public camping opportunities.

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**
- Nursery (S).

**Public Service**
- Cemeteries (S), pipelines and power transmission lines (S), local public health and safety facilities (S), transit stations and terminals (S), transmission and receiving facilities (S), and transportation routes (S).

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

**Resource Management**
- Reforestation (A), regeneration harvest (A), sanitation salvage cut (A), selection cut (A), special cut (A), thinning (A), timber stand improvement (A), tree farms (S), early successional stage vegetation management (A), nonstructural fish habitat management (A), non-structural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), farm/ranch accessory structures (S), grazing (S), range pasture management (A), range improvement (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression
(A), prescribed fire management (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), SEZ restoration (A), and run-off 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</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Summer Home</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>4 multi-residential housing units for employee housing associated with State Park lands.</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td>Developed Campground</td>
<td>8 sites per acre</td>
</tr>
<tr>
<td>Group Facilities</td>
<td>25 persons per acre</td>
</tr>
</tbody>
</table>

**RESIDENTIAL BONUS UNITS:** Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 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 600 PAOT**
- **OTHER:** 12 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 Volume III of the Water Quality Management Plan, the Stream Environment Zone Restoration Program. (To be completed.)
005 -- ROCKY RIDGE

PLAN DESIGNATION:

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

DESCRIPTION:

Location: This Plan Area is located along Highway 28 between Tahoe City and Lake Forest and can be found on TRPA maps C-6, C-7 and D-6.

Existing Uses: This area is made up of low density residential lake front homes, planned unit residential units in the Rocky Ridge Subdivision, and a motel. The area is 90 percent built out.

Existing Environment: This area is 60 percent low hazard, 25 percent high hazard and 15 percent SEZ. Land coverage is 40 percent plus an additional 22 percent disturbed. The shorezone tolerance districts are classified 4 and 7 and contain prime fish habitats.

PLANNING STATEMENT: This area should continue to be a residential area of the same type and character that now exists.

PLANNING CONSIDERATIONS:

1. There is residential intrusion into the SEZs.
2. The shoreline is showing evidence of bank erosion and large unstable areas.
3. Lake front parcel improvements are not adequate with respect to drainage, infiltration, and slope stabilization.
4. The prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.
5. Scenic Roadway Unit 15 and Scenic Shoreline Units 15 and 16 are within this Plan Area. Shoreline Unit 16 is targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. The wall barrier on Burton Creek should be removed or otherwise renovated to facilitate upstream migration of fish.
2. 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 boun-
The existing motel shall be conforming; however, there shall be no additional tourist accommodation units in 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:

- Tourist Accommodation: Hotel, motel and other transient dwelling units (S) and bed and breakfast facilities (S).
- Commercial: Professional offices (S).
- Public Service: Local post offices (S), local public health and safety facilities (S), public utility centers (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 (S), 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).

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 Districts 4 and 7

Primary Uses: Beach recreation (A), safety and navigational devices (A), 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 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>Tourist Accommodation</td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast facilities</td>
<td>8 units per acre</td>
</tr>
<tr>
<td>Hotel, motel and other transient dwelling units</td>
<td></td>
</tr>
<tr>
<td>-with less than 10% of units</td>
<td>20 units per acre</td>
</tr>
<tr>
<td>with kitchens</td>
<td></td>
</tr>
<tr>
<td>-with 10% or more units</td>
<td>8 units per acre</td>
</tr>
<tr>
<td>with kitchens</td>
<td></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. The maximum community noise equivalent level for the Highway 28 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 Volume IV of the Surface Water Quality Management Plan, as shown on Figures VIII-1 through 18 of Volume I of the 200 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 Volume III the Stream of the Water Quality Management Plan, 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.)
PLAN DESIGNATION:

Land Use Classification: RECREATION
Management Strategy: REDIRECTION
Special Designation: SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area encompasses most of the meadow area extending from the shoreline in the vicinity of the U.S. Coast Guard facility to the County Administrative Center north of State Highway 28. The area is depicted on TRPA map D-6.

Existing Uses: The majority of the area is publicly owned and contains the County Administrative Center, TCPUD Recreation Area, the U.S. Coast Guard facility, and an abandoned state fish hatchery.

Existing Environment: Most of the area is classified as stream environment zone, and the shorezone is classified as a shorezone tolerance district 1. The predominant riparian-type vegetation of the area has been extensively modified to accommodate various types of recreational and urban support services.

PLANNING STATEMENT: This area should continue to provide both dispersed and more intensive forms of recreation while preserving, to the extent possible, its natural character and value as a stream environment zone. Intensive uses in sensitive areas should be relocated to other less-sensitive sites in the planning area, and inappropriate uses should be redirected outside the planning area.

PLANNING CONSIDERATIONS:

1. Scenic Shorezone Unit 16 and Scenic Roadway Unit 16 are within this Plan Area. Both are targeted for scenic restoration according to the scenic threshold.

2. The open meadow areas should be maintained as scenic corridors from the highway and all development should be screened from views with appropriate landscaping. Other design considerations must be consistent with the scenic restoration plan for Roadway Unit #16.

3. Numerous developed facilities are located within the SEZ, which reduces the nutrient cleansing capacity of the meadow areas.

4. Most of the developed facilities lack 208 water quality improvements.

5. Not all uses in the area are recreation oriented.

6. Burton Creek has been extensively modified.

SPECIAL POLICIES:

1. No new land coverage for the County Administrative Center shall be permitted in the SEZ, and the entire facility should be retrofitted with Best Management Practices as soon as feasible.
2. The County is considering moving the Department of Public Works. The existing coverage should be credited toward the expansion of the County Administrative Center.

3. The campsites should be eliminated in this area over the long term and relocated in a Plan Area with higher capability land.

4. The undeveloped portions of the SEZ should be managed for scenic restoration and low intensity uses.

5. Wherever possible, disturbed sites in the SEZ should be restored. Incentives should be given property owners to encourage restoration. This Plan Area is a high priority area for land coverage reduction.

6. The facilities associated with the boat ramp and Coast Guard Station should be retrofitted with BMPs as soon as feasible.

7. 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 in-depth 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.

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).
- Pipelines and power transmission (S), transmission and receiving facilities (S), local public health and safety facilities (A), public utility centers (S), transportation routes (S), government offices (S), transit stations and terminals (S), cultural facilities (S), and regional public health and safety facilities (S).

**Recreation**
- Day use areas (A), riding and hiking trails (S), participant sports (S), developed campgrounds (S), beach recreation (A), and boat launching facilities (S).
- Reforestation (A), regeneration harvest (S) sanitation salvage cut (A), selection cut (S) special cut (S), thinning (A), tree farms (S), timber stand improvement (S), early successional stage vegetation management (A), non-structural fish habitat management (A), non-structural wildlife habitat management (A), structural fish habitat

**Resource Management**

PAS 006 -- FISH HATCHERY
Page 2

54
management (S), structural wildlife habitat management (S), farm/ranch accessory structures (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), SEZ restoration (A), and run-off control (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**

<table>
<thead>
<tr>
<th>Primary Uses</th>
<th>Accessory Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beach recreation (A), safety and navigation facilities (A), boat launching facilities (S), and water oriented outdoor recreation concessions (S).</td>
<td>Buoys (A), piers (A), fences (S), boat ramps (A), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (A).</td>
</tr>
</tbody>
</table>

**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>
</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 Volume III of the Surface Water Quality Management Plan, as
shown on Figure VIII-1 through 18 of Volume I of the 208 Water Quality Plan.

2. Provide mass transportation as indicated in the Regional Goals and Policies Plan to this
recreation area.

Stream Environment Zone Restoration Program.

4. The scenic restoration and landscaping improvements indicated in the Scenic Quality Im-
plementation Program for the Highway 28 corridor. (To be completed.)
007 -- LAKE FOREST GLEN

PLAN DESIGNATION:

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

DESCRIPTION:

Location: This area is located between Tahoe City and Dollar Point along Highway 28 and can be found on TRPA map D-6.

Existing Uses: The primary use in this area is medium density residential condominiums with some commercial uses. The development is relatively new and is substantially committed to existing condominium maps. This area is 90 percent built out.

Existing Environment: This area is 55 percent low hazard and 45 percent SEZ. The land coverage is 50 percent plus an additional 30 percent disturbed. The meadow area has been extensively modified.

PLANNING STATEMENT: This area should be continued as a medium density residential area with some additional compatible commercial uses.

PLANNING CONSIDERATIONS:

1. The stream environment zone is extensively covered.

2. Scenic Roadway Unit 16 is within this Plan Area and is targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. A high priority should be given to evaluation and restoration of disturbed SEZs. There should be no further encroachment into the meadow.

2. Commercial development should be limited to the properties fronting Highway 28 north of upper Lake Forest Road, discouraging strip development as specified in the Tahoe City Community Plan (Special Area #1).

3. Provide opportunities for development of a variety of housing for seniors with emphasis on affordable housing.

4. 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 091A, 091B, 092, 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 091A, 091B, 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 boun-
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.

<table>
<thead>
<tr>
<th>General List: The following list of permissible uses is applicable throughout the Plan Area, except as noted in Special Area #1.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Public Service</td>
</tr>
<tr>
<td>Recreation</td>
</tr>
<tr>
<td>Resource Management</td>
</tr>
</tbody>
</table>

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 | Financial services (A), health care services (A), personal services (A), and professional offices (A). |
| Public Service | Churches (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>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Multiple Family Dwellings</td>
<td>15 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. The maximum community noise equivalent level for the Highway 28 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 Volume IV of the Surface Water Quality Management Plan, as shown on Figure VIII-1 through 13 of Volume I of the 208 Water Quality Plan.

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

3. Stream zone restoration as indicated in Volume III of the Water Quality Management Plan, 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.)
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-6.

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 in-depth 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.

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

4. 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 LAKÉZONE, 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).
- **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), local post offices (S), and churches (S).
- **Recreation:** Participant sports facilities (S), day use areas (A), riding and hiking trails (A), 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).

**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:** Safety and navigational devices (A) and salvage operations (A).

PAS 008 -- LAKE FOREST

Page 2
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.

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<tbody>
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<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 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 Volume IV of the Surface Water Quality 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.

009A -- LAKE FOREST COMMERCIAL

PLAN DESIGNATION:

Land Use Classification       COMMERCIAL/PUBLIC SERVICE
Management Strategy           REDIRECTION
Special Designation           PRELIMINARY COMMUNITY PLAN AREA
TDR RECEIVING AREA FOR:

1. Existing development

DESCRIPTION:

Location: This area is located in the Lake Forest area along the Old Lake Forest Road and is located on TRPA map D-6.

Existing Uses: The area consists of small parcels containing commercial and some industrial uses. The area is 90 percent built out.

Existing Environment: The Lake Forest area is low hazard with some SEZ. The land coverage and disturbance are high.

PLANNING STATEMENT: The Lake Forest area should continue to provide commercial services while substantial improvements are made to the area

The theme for the Lake Forest Commercial Plan Area Statement is generally of the "Local-serving Retail, Services, and Storage" nature. The Plan recognizes that the development pattern of Lake Forest, historically, has resulted in a mosaic of mixed uses that would generally be discouraged under present planning theory. Secondly, the Plan recognizes that the Plan Area is comparatively small and does not lend itself to significant expansion of radical change. The primary goal and objectives of the Plan is to improve on existing development, by enhancing the appearance of the community, providing environmental benefits, and resolving conflicting land use patterns as much as possible.

PLANNING CONSIDERATIONS:

1. The area needs rehabilitation with an emphasis on scenic restoration.

2. Incentives should be offered at the local level to help achieve these goals.

3. The Lake Forest Commercial area of Plan Area 009A was identified initially as a candidate area for Community Plan status. During the course of the planning process, however, it became the consensus of the Planning Team, in close consultation with members of the Lake Forest community, that due to the limited size of the community, the limitations on new development, and the nature of environmental improvements needed in the community, that the "Community Plan" approach was not warranted. It was felt that goals, policies and regulations could be adequately addressed through the Plan Area Statement process.
SPECIAL POLICIES:

1. The Lake Forest commercial area should continue to emphasize service-oriented commercial uses.

2. The Community Plan for this area shall include a scenic restoration plan program even though this is not an area identified by scenic thresholds for mandatory attainment, but it does need restoration under such review criteria.

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. If and when a redevelopment agency is created, this PAS should be considered by the TRPA for a special designation as Eligible for Redevelopment Plans.

1. Two special areas are created to more closely define development themes and permitted uses. Special Area 1, on the western side of the Community Plan, is oriented toward "light" commercial and office uses. Special Area 2, on the eastern side of the Community Plan, is more oriented toward "heavy" commercial uses. These designations are based on existing development pattern as well as historic County zoning designations.

2. Given the limited opportunities in the Lake Tahoe basin for siting the types of necessary services located in Special Area 2, this Plan does not encourage relocation of such uses. Rather, the goal for this area is to encourage remodeling and rehabilitation of facilities to make properties and uses more congruous. Uses, which in their nature tend to be obtrusive, should be screened and buffered to the extent practical, to minimize such obtrusiveness.

Because of the unusual mix of uses in this area, special policies with respect to noise are important also. Commercial businesses should conduct their operation in such a way as to not create adverse noise impacts on neighboring properties, for example, through observance of appropriate working hours.

3. Ensure that the design elements of new, remodeled and rehabilitated development are compatible with the scenic, recreation and community values of Lake Forest and the region, through use of the Design and Sign regulations for the area.

4. If and when a redevelopment agency is created, this PAS should be considered by the TRPA for a special designation as Eligible for Redevelopment Plans.

5. The allocation policy shall assign priority to projects which emphasize remodeling and rehabilitation of substandard development.

6. Tourist accommodation facilities should be considered for Special Area 1 only.

7. Strip commercial development in this area should be discouraged.
8. The Lake Forest commercial area should continue to emphasize service oriented commercial use which is compatible with the surrounding residential and recreational uses.

9. Given existing conditions and the limited amount of new development contemplated by this Plan, no significant improvements to Lake Forest Road, other than ordinary maintenance and repair, are anticipated.

10. Safe and efficient use of Lake Forest Road should be accomplished through management strategies (rather than sizeable capital investments), such as enforcement of appropriate speed levels, and possibly a "stop" sign at an appropriate location.

11. Consideration should be given to a community parking lot at a centralized location, to reduce the use of the public right-of-way for parking.

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.

**Special Area # 1 (Retail/Service Area):** the following list of permissible uses is applicable throughout the special area.

**Residential**

- Employee housing (S), multiple family dwelling (S), and single family dwelling (S).

**Tourist Accommodation**

- Bed and breakfast facilities (A), hotel, motels, and other transient dwelling units (S), and time sharing (hotel/motel design) (S).

**Commercial**

- Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (S), indoor retail sales (A), outdoor retail sales (S), service stations (S), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), broadcasting studios (A), business support services (A), contract construction services (A), financial services (A), health care services (S), laundries and dry cleaning plant (A), personal services (A), professional offices (A), repair services (A), schools - business and vocational (A), schools - pre-schools (A), food and kindred products (A), printing and publishing (A).

**Public Service**

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

Residential

Employee housing (S), multiple family dwelling (S), and single family dwelling (S).

Tourist Accommodation

Bed and breakfast facilities (A), hotels, motels, and other transient dwelling units (S), and time-sharing (hotel/motel).

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 station (A), amusement and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), animal husbandry services (A), auto repair and service (A), broadcasting studios (A), business support services (A), contract construction services (A), financial services (A), health care services (A), laundries and dry-cleaning plant (A), personal services (A), professional offices (A), repair services (A), sales lots (A), schools—business and vocational (A), schools—pre-schools (A), secondary storage (A), food and kindred products (A), fuel and ice dealers (S), industrial services (A), printing and publishing (A), recycling and scrap (S), small scale manufacturing (A), storage yards (A), vehicle and freight terminals (A), vehicle storage and parking (A), warehousing (A), and wholesale and distribution (A).

Public Service

Cemeteries (S), churches (S), 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), public utility centers (S), regional public health and safety facilities (S), schools—kindergarten through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (A).

Recreation

Day use areas (A), participant sports facilities (A), outdoor recreation concessions (S), riding and hiking trails (S), rural sports (S), visitor information center (S).

Resource Management

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

Special Area #2 (Public Service/Industrial Area): The following list of permissible uses is applicable throughout the Special Area:

Residential

Employee housing (S), multiple family dwelling (S), and single family dwelling (S).
Commercial
Auto, mobile home and vehicle dealers (S), building materials and
hardware (A), eating and drinking places (A), food and beverage
retail sales (A), furniture, home furnishings and equipment (A),
general merchandise stores (A), mail order and vending (A), nur-
sery (A), indoor retail sales (A) outdoor retail sales (S), service sta-
tions (S), amusements and recreation services (A), privately owned
assembly and entertainment (S), outdoor amusements (S), animal
husbandry services (A), auto repair and service (A), broadcasting
studios (A), business support services (A), contract construction ser-
dices (A), financial services (A), health care services (A), laundries
and dry cleaning plant (A), personal services (A), professional of-
ces (A), repair services (A), sales lots (A), schools - business and
vocational (A), schools - pre-schools (A), secondary storage (A),
food and kindred products (A), fuel and ice dealers (S), industrial
services (A), printing and publishing (A), recycling and scrap (S),
small scale manufacturing (S), storage yards (S), vehicle and freight
terminals (A), vehicle storage and parking (A), warehousing (A),
and wholesale and distribution (A).

Public Service
Cemeteries (S), churches (S), collection stations (S), cultural
facilities (A), day care centers (A), government offices (A), hospi-
tals (S), local assembly and entertainment (A), local post office (A),
local public health and safety facilities (A), membership organiza-
tions (A), publicly owned assembly and entertainment (S), public
utility centers (A), regional public health and safety facilities (S),
schools - kindergarten through secondary (S), social service organiza-
tions (S), pipelines and power transmission (S), transit stations and
terminals (S), transportation routes (S), and transmission and receiv-
ing facilities (A).

Recreation
Day use areas (A), cross country skiing courses (S), outdoor recrea-
tion concessions (S), riding and hiking trails (S), snow mobile cours-
es (A), and visitor information center (S).

Resource Management
Same as Special Area #1.

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>Multiple Family Dwelling</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>As per the density limitations above</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tourist Accommodation</td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>10 units per acre</td>
</tr>
<tr>
<td>Hotel, Motel and other</td>
<td></td>
</tr>
</tbody>
</table>
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 (hotel/motel design) 40 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 0 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Special Plan Area #2 is 65 CNEL, and for Special Area #1 it 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 the following:

1. Improvements required by Volume IV of the Surface Water Quality Management Plan, as shown on Figure VIII-1 through 18 of Volume I of the 2008 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 Volume III of the Water Quality Management Plan, Stream Environment Zone Restoration Program. (To be completed.)
009B -- DOLLAR HILL

PLAN DESIGNATION:

Land Use Classification
COMMERCIAL/PUBLIC SERVICE

Management Strategy
MITIGATION

Special Designation
TDR RECEIVING AREA FOR:

1. Existing Development

SCENIC RESTORATION AREA

PREFERRED AFFORDABLE HOUSING AREA

(Senior Citizen Only)

DESCRIPTION:

Location: This is the commercial area at the Highway 28/Fabian Way intersection in the Dollar Point area and is located on TRPA map D-6.

Existing Uses: The area consists of local oriented commercial uses and larger undeveloped parcels. The area is approximately 15 percent built out with office and retail uses. This Plan Area is surrounded by residential/school uses.

Existing Environment: The Dollar Hill area is low hazard with a low percentage of land coverage and disturbance.

PLANNING STATEMENT: This area should continue to be a neighborhood oriented commercial area.

PLANNING CONSIDERATIONS:

1. The area has a winter traffic problem on Dollar Hill which would be aggravated by the addition of traffic controls at the top of Dollar Hill. Summer traffic is also heavy in this area as the only passage through this area is Highway 28.

2. Scenic Roadway Unit 16 is within this Plan Area and is targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. The uses permitted along Highway 28 should be compatible with the visual sensitivity of the area.

2. 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 bound-
daries 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 Or-
dinances.

3. A large commercial project is under consideration for development within this Plan Area.
Evaluation of proposals for this or other similar commercial development shall await comple-
tion of the planning process described in Policy #2 above, unless it is allowed as consistent
with the rules applicable to areas not within Community Plans.

2. Senior housing should be considered and encouraged as an alternative to commercial use for
this area.

5. Tourist accommodation facilities should not be considered for this area.

3. Strip commercial development in this area should be discouraged.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PER-
MISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the fol-
lowing 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

- Multiple family dwelling (S), nursing and personal care (S), residential care (S), and single family dwelling (S).

Commercial

- Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), nursery (A), outdoor retail sales (S), service stations (S), privately owned assembly and entertainment (S), broadcasting studios (A), financial services (A), health care services (A), personal services (A), professional offices (A), schools - pre-schools (S), secondary storage (S), and small scale manufacturing (S).

Public Service

- Cemeteries (S), churches (A), cultural facilities (A), day care centers (A), government offices (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (S), publicly owned assembly and entertainment (S), public utility centers (S), schools - kindergarten through secondary (S), social service organizations (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), cross country skiing courses (S), outdoor recreation concessions (S), riding and hiking trails (S), and rural sports (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 sup-
pression (A), fuels treatment (A), insect and disease suppression
(A), sensitive plant management (A), uncommon plant community
management (A), erosion control (A), runoff control (A), and SEZ
restoration (A).

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 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>
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<tbody>
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<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Multiple Family Dwelling</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Nursing and Personal Care</td>
<td>25 people per acre</td>
</tr>
<tr>
<td>Residential Care</td>
<td>25 people 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 60 CNEL. The maximum community noise equivalent level for the High-
way 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 the follow-
ing:

1. Improvements required by Volume IV of the Surface Water Quality 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.

4. The scenic restoration and landscaping improvements indicated in the restoration plan for the Highway 28 corridor. (To be completed.)
010 -- DOLLAR POINT

DESIGNATION:

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

DESCRIPTION:

Location: This area includes the Dollar Point Subdivision and surrounding condominium developments and can be located on TRPA map D-6.

Existing Uses: The subdivision is a newer low density residential area and the condominiums have been constructed recently at medium density. The extensive shoreline is limited to private use. This area is 85 percent built out.

Existing Environment: 55 percent of the lands are classified low hazard and 35 percent are moderate hazard with small amounts of high hazard and SEZ lands. The shoreline is classified as tolerance districts 4 and 2 and as prime fish habitat. The land coverage is 25 percent plus an additional 20 percent disturbed. The subdivision does not meet all BMP standards. Improvements have been made in the sewer line shorezone erosion problems by the homeowners and the Public Utility District.

PLANNING STATEMENT: This area should continue as a residential area of the same type and character.

PLANNING CONSIDERATIONS:

1. The shoreline exhibits some erosion problems, and a portion of this area is tentatively targeted for habitat improvement.

2. Highway 28 in this area contains some large, unstabilized cut slopes.

3. Scenic Roadway Unit 16 and Scenic Shoreline Unit 16 are within this Plan Area. Both units are targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. The cuts along the highway should be stabilized.

2. The subdivision should be upgraded to current BMP standards.

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 boun-
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 house 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), local post offices (S), and day care centers (S).

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

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 2

Primary Uses
- Safety and navigational devices (A) and salvage operations (A).

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

Tolerance District 4

Primary Uses
- Beach recreation (A), safety and navigational devices (A), and salvage operations (A).
MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive programs, special use determinations, allocation limitations and general site development standards.

<table>
<thead>
<tr>
<th>USE</th>
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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 28 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 Volume IV of the Surface Water Quality Management Plan, as shown on Figure VIII 1 through 13 of Volume I of the 208 Water Quality Plan.

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

3. Stream zone restoration as indicated in Volume III of the Water Quality Management Plan, 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 89 corridor. (To be completed)
PLAN DESIGNATION:

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

DESCRIPTION:

Location: This area is located north of Highway 28 in the Dollar Point area and can be found on TRPA map D-6.

Existing Use: The area is a low density single family residential subdivision and is 75 percent built out. Highlands Community Center is also located within this Plan Area.

Existing Environment: The lands are classified as low hazard except for a small amount of SEZ. Land coverage is 10 percent plus an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue as residential, maintaining the existing character and single family dwelling density.

PLANNING CONSIDERATIONS:

1. Some areas of the subdivision do not meet all BMP standards.

SPECIAL POLICIES:

1. The subdivision should be brought up to current BMP standards as build-out continues.

2. 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.

2. Existing multiple family dwellings shall be conforming; however, there shall not be any additional multiple family dwellings in the Plan 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**
- Single family dwelling (A), and multiple family dwelling (S).

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

**Recreation**
- Participant sports facilities (S), day use areas (A), and riding and hiking trails (A), sports assembly (S), cross country ski courses (A), snowmobile courses (S), and outdoor recreation concessions (A).

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

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

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<td></td>
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<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Multiple Family Dwelling</td>
<td>15 units per acre</td>
</tr>
</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 Volume IV of the Surface Water Quality 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 Volume III of the Water Quality Management Plan, 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 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 in-depth 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.

5. This Plan Area should accommodate the connection of the North Tahoe PUD Bike Trail.

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.

6. Special Area #1 has been created as a receiving area for public service facilities. The area may be only be developed in such a way as to be visibly screened from adjacent neighborhoods and state route 28 and not exceed established CNEL.

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), snowmobile courses (S), and recreation centers (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 (S).
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).

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>
<td></td>
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<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 CNEQ.

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 Volume IV of the Surface Water Quality Management Plan—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.
171 -- TAVERN HEIGHTS

PLAN DESIGNATION:

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

1. MULTI-RESIDENTIAL UNITS (S.A. #1 ONLY)

DESCRIPTION:

Location: This is the residential area along Highway 89 between Sunnyside Resort and Tahoe City and can be located on TRPA maps C-7 and C-8.

Existing Uses: Tavern Heights is a mixture of residential uses ranging from medium density condominiums to large estates. The shoreline is in private ownership. The area is 85 percent built out.

Existing Environment: This area is 90 percent low hazard. The shoreline is classified as tolerance district 7. Approximately 20 percent of the area has been covered with impervious surfaces and an additional 20 percent has been disturbed.

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

PLANNING CONSIDERATIONS:

1. Most of the piers in this area are extremely long due to shallow water.
2. The prime fish habitat in Lake Tahoe is tentatively identified for habitat restoration.
3. Scenic Roadway Unit 14 and Scenic Shoreline Unit 14 are within this Plan Area. The roadway unit is targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. The two churches and their facilities, as they exist upon the adoption of this Plan Area, are considered allowed uses.

2. 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, 095, 006, 007, 008, 099A, 099B, 010, 011, 012, 171, 172, 173, 174. Until that general plan process has been completed, the Plan Areas designated 001A, 001B, and 099A 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.

2. Special Area #1 is designated for multi-residential use.

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), multi-family dwellings (SA #1 only) (S).

- **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 day care centers (S).

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

**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 7**

- **Primary Uses**
  - Beach recreation (A), safety and navigational devices (A), and salvage operations (A).

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

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...
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</tr>
<tr>
<td>Bed and Breakfast Facilities</td>
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</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 89 corridor, is 55 CNEq.

**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 Volume IV of the Surface Water Quality Management Plan, as shown on Figure VIII-1 through 18 of Volume I of the 206 Water Quality Plan.
2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.
3. Stream zone restoration as indicated in Volume III of the Water Quality Management Plan, 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 89 corridor. (To be completed.)
June 28, 1991

To: Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Plan Area Statement 170, 
Tahoe Park/Pineland to Permit Personal Services 
and Professional Offices as Special Uses

Proposed Action: The owners of a 1.3 acre developed parcel located at 2255 West 
Lake Blvd. in Placer County (Assessor’s Parcel Number 34-110-04) are seeking a 
plan area statement amendment to permit personal services and professional 
offices as special commercial uses. Please refer to Exhibit A, Vicinity map. 
The parcel is located in residential Plan Area 170, Tahoe Park/Pineland where 
the only commercial use permissible is eating and drinking establishments.

Background: The parcel contains Clementine’s restaurant and a building at the 
rear of the site with nine suites totalling approximately 2,465 square feet of 
commercial floor area. Known as Ward Creek Village, the site has been in 
commercial use prior to the adoption of the Regional Plan, and is the only 
commercially used parcel in Plan Area 170.

Discussion: The following issues are relevant to the proposed amendment:

1. Consistency with Adopted Plan Area Statement and Regional Plan, Including 
the Transfer of Development into Community Plans.

The plan area contains the following special policy regarding commercial uses 
which affect the site:

"2. Additional commercial uses permissible in this plan area shall be 
limited to parcels containing such uses. No additional commercial 
floor area shall be approved in this plan area."

In 1987, at the time of plan area adoption, no commercial uses were permissible 
in the plan area. At that time, Clementine’s restaurant and Ward Creek Village 
were existing commercial uses. The policy, therefore, created legal noncon-
Memorandum to Advisory Planning Commission
Amendment of PAS 170, Tahoe Park/Pineland
to Permit Personal Services and Professional
Offices as Special Uses -- Page 2

forming uses of all existing commercial uses. They were expected to eventually
be transferred into one of three nearby community plan areas, Tahoe City,
Sunnyside, or Homewood. In 1989, the TRPA Governing Board approved a plan area
amendment which permitted eating and drinking establishments as a special use in
the subject PAS. The amendment permitted Clementine’s restaurant to reopen for
business after ceasing operations for a period of time.

The fundamental issue of the proposed amendment is whether to amend the plan
area statement to make existing nonconforming uses conforming. The Regional
Plan recognized existing development outside of community plan boundaries and
anticipated the transfer of a majority of it into the community plans. Con-
centrating commercial uses in community plan areas is a basic goal of the
Regional Plan with at least two benefits: reduction of Regional Vehicle Miles
Travelled (VMT) and the provision of commercial floor area to be used with the
transfer of development rights (TDR).

Refer to the transportation discussion below for Regional VMT impacts. A finite
amount of new commercial floor area is set aside for community plans and most
plans intend to distribute it using a method which requires a matching amount of
transferred floor area. The source of the transfer is anticipated to be pri-
marily from areas outside of commercial plan areas like this plan area.

Similarly the nonconforming use provision in Chapter 18 was established to
relocate incompatible land uses from locations which were less suitable from a
Region-wide perspective, while giving property owners an opportunity to use the
property on a short term basis. Amending the plan area statement each time a
new tenant is found which cannot replace the existing nonconforming use is
inconsistent with the intent of the Regional Plan.

In terms of this development providing a neighborhood serving function, the
adjacent Sunnyside tourist plan area already serves as a neighborhood con-
venience center to the surrounding residential area as well as Sunnyside Resort
and the nearby Forest Service campground. Sunnyside is identified as a com-

munity plan area and TDR receiving area, and is a more appropriate location to
concentrate commercial and tourist uses

2. Anticipated Transportation Impacts.

A preliminary Daily Vehicle Trip Ends (DVTE) and Vehicle Miles Travelled (VMT)
analysis performed by staff indicates that transportation related impacts from
the proposed amendment would add a minimum of 52.75 new trips to the existing
level by converting the existing 1,105 square feet of vacant floor area to
personal service uses (trip rate of 47.74 trips per 1,000 gross square feet of
floor area). Using vacant space as professional offices would be expected to
add 19.55 new trips. (17.7 trips per 1,000 gross square feet of floor area).

6/28/91

AGENDA ITEM V B.
Memorandum to Advisory Planning Commission
Amendment of PAS 170, Tahoe Park/Pineland
to Permit Personal Services and Professional
Offices as Special Uses -- Page 3

Approximately 167 additional VMT are expected to be generated by the personal
service use, based on an average Resident Home Based Other trip length of 3.53
miles and a ten percent diversion rate for capture of trips otherwise destined
for Tahoe City. (52.75 trips x 3.53 miles/trip x .90 = 167.4 VMT). Based on
Chapter 93, Traffic and Air Quality Mitigation Program, project related changes
to DVTE and VMT as a result of implementing the amendments. These estimates
would likely be revised upward.

Under Subsection 93.2.F, TRPA would determine the net change in traffic impacts
based on previous legally existing uses in a center which operated for more than
90 consecutive days within the past 24 months. The general merchandise use
(Vitamin Center) does not appear to be a legal use because there was no general
merchandise use as of July 1, 1987. TRPA would not, therefore, be able to
recognize the Vitamin Center as legally existing for purposes of traffic impact
analysis.

3. Consistency with Previously Existing Nonconforming Uses

Information supplied by the previous owner indicates the building has been
continuously used for some form of commercial use since the effective date of
the Regional Plan (July 1, 1987). Based on affidavits filed with TRPA by the
previous owner, as of the effective date of the Regional Plan, the building
contained the following uses:

   a. Weststar Cable Television Company (TRPA Use: professional offices)
   b. A & N Construction Company office (TRPA Use: professional offices)
   c. Food catering company (TRPA Use: food and kindred products)

The applicants have submitted data indicating that present tenants include a
vitamin center (general merchandise use) and three offices (professional office
use). Refer to Exhibit B, Tenant History.

Uses legally commenced prior to the effective date of the Regional Plan are
recognized as existing uses and may be continued, except as otherwise set forth
in subparagraphs 18.5.A(1) and 18.5.A(2) of the TRPA Code. Continuation of an
existing use includes a change in ownership, tenancy, or management, where the
nature and character of the existing use remains substantially unchanged. Refer
to Exhibit C, Code citation.

Uses legally commenced prior to the effective date of the Regional Plan which
would be prohibited if new, are considered nonconforming uses and may be con-
tinued, subject to the provisions of Section 18.5 of the Code. Subparagraph
Memorandum to Advisory Planning Commission
Amendment of PAS 170, Tahoe Park/Pineland
to Permit Personal Services and Professional
Offices as Special Uses -- Page 4

18.5.A(1) addresses how nonconforming uses will be treated, and states that "if an existing nonconforming use is discontinued for a period of one year or more, any subsequent use shall comply with the use regulations set forth in the plan area statement."

All primary uses permitted within the land area of the Region are contained in Section 18.3, Table of Primary Uses. The applicable plan area statement determines if a primary use is an allowable, special, prohibited, or nonconforming use. As indicated previously, the commercial building is located within Plan Area 170, where commercial uses, other than 'eating and drinking places', are not permissible uses.

Based on an interpretation of Subparagraph 18.5.A(1) by Agency Counsel, the only uses that can be allowed in the commercial building are those uses that have continued to exist without a lapse of one year in use. Refer to Agency Counsel's letter in Exhibit D. This would permit the professional office use to continue without the need for a plan area amendment, but not the Vitamin Center. The use category (e.g., professional offices), as defined in the Code would be used as the test of allowable continued use and not the actual business itself (e.g., Weststar Cable Television Company).

**Staff Recommendation:** Staff recommends that the Advisory Planning Commission deny the proposed plan area statement amendments for the following reasons:

1. The nonconforming provision of the Code was established to relocate incompatible and poorly located commercial uses into community plan areas capable of receiving development rights. The property in question fits the intent of the provision.

2. The original plan area statement was correctly drafted. The lack of commercial uses included in the use list combined with Special Policy #2 as set forth above, intended the existing floor area on this site to be transferred out of the residential plan area and into a community plan area. Amending the plan area statement to legitimize additional commercial uses would be directly inconsistent with the Regional Plan's intent.

3. The proposed amendment could cause DVTE and VMT to increase above existing levels as discussed above.

Please contact Andrew Strain at (702) 588-4547 if you have any questions or comments regarding this item.

6/28/91
Exhibit A. Vicinity Map

SUBJECT PARCEL
APN 84-110-04
2255 WEST LAKE BLVD.
PLACER COUNTY, CA
TENANT HISTORY

The building contains 9 separate office "suites" with the largest being 543 square feet and smallest 184 square feet. The owners purchased this building in November of 1990 and have limited knowledge of the past uses. The following past uses and estimated time periods have been obtained from reviewing TRPA materials, interviewing the former owner, and a review of letters from attorney Greg Lien.

Current Uses:

Suite H & I: Vitamin Center: retail store
Suite F: CRP Partnership: professional office
Suite B: Bill Collins: professional office
Suite C: Pickering Laboratories: professional offices
Suite A, D, E, and G: vacant

Uses as of 12/1/90:

Suite H & I: Vitamin Center: retail store
Suite F: CRP Partnership: professional office
Suite B: Bill Collins: professional office
Suite C: Piano Repair
Suite A, D, E, and G: vacant

Uses from 1989 through 1990 (from interview w/ previous owner)

Suite H, I & A: Pizza and Video
Suite B: Piano Repair Company
Suite C, D, E: Pine Lane Design & Art Studio
Suite F & G: vacant

Uses as of November 1989 (taken from TRPA Staff Memo)

All suites occupied (actual suite numbers are unknown)
Weststar Cable Company
Pottery and Gift Store
Ferris Realty
A & N Construction Co.
Taeho Water Company
Charles Dodd Computers
Jewelry Manufacture and Sales
Interior Design
Clothing Studio
18.5 Existing Uses: The following rules apply to existing uses:

18.5.A Right to Continue Existing Uses: Uses legally commenced prior to the effective date of the Regional Plan are recognized as existing uses and may be continued, except as otherwise set forth in subparagraphs 18.5.A(1) and 18.5.A(2). Continuation of an existing use includes a change in ownership, tenancy, or management, where the nature and character of the existing use remain substantially unchanged. Short-term or seasonal uses existing pursuant to legally-issued TRPA permits may continue only for the duration of the permits authorizing them. Neither this section nor this chapter shall be construed as a limitation upon TRPA's authority to regulate all uses, present or future, by permit, prohibition or otherwise.

1. Nonconforming Uses: If an existing nonconforming use is discontinued for a period of one year or more, any subsequent use shall comply with the use regulations set forth in the plan area statement. In the event a use is discontinued because a structure destroyed by fire or other calamity is being reconstructed, the period of time between the calamity and completion of reconstruction shall not be considered a discontinuance of use.

2. Uses Subject to A Specific Program Requiring Discontinuance Or Modification Of The Uses: Uses subject to a specific program requiring discontinuance or modification of the use shall be discontinued or modified in accordance with the requirements of such program.

18.5.B Changes, Expansions Or Intensifications Of Existing Uses: Expansions and intensifications of existing uses, or changes in uses, to the extent permitted by this chapter, are subject to the requirements for a permit set forth in Chapter 4. Modifications, expansions and other changes to structures are governed by other provisions of this Code and also are subject to the requirements of Chapter 4.

1. Allowed Uses: Uses identified as allowed uses may be changed, expanded or intensified in conformance with this Code. Any change, expansion or intensification, resulting in a special use, shall be subject to the special use requirements.
2. **Special Uses**: Uses identified as special uses and for which the required findings pursuant to subsection 13.1.B have been made by TRPA, may be changed, expanded or intensified subject to Subsection 13.1.B. Special uses for which the required findings have not been made may not be changed, expanded or intensified except in accordance with subparagraph 13.5.B(3).

3. **Nonconforming Uses**: Uses identified as nonconforming shall not be expanded or intensified beyond the use existing on the effective date of the Regional Plan. A nonconforming use may not be changed unless the new use conforms to the use regulations set forth in the Code. Expansions of structures containing a nonconforming use shall not be permitted. Modifications may be permitted only when TRPA finds that the modifications do not increase the extent of nonconformity.
December 17, 1990

Gregg R. Lien
Hoffman, Lien & Faccinto
P.O. Box 7740
Tahoe City, CA 95730

Re: Clementines Multiple Use Commercial Building

Dear Gregg:

I have reviewed this matter with staff, reviewed the minutes of last year’s meetings on Clementines Restaurant, and discussed this matter with the Executive Director. Based on those discussions of the Board meetings and the interpretation of TRPA’s Code of Ordinances, the only uses that can be allowed in the above-referenced structure are those uses that have continued to exist without a lapse of one year in use. The actual square footage involved for each use will not be limited. If there was originally five non-conforming uses, three of which no longer exist, the remaining two can occupy the rest of the building space. Unfortunately, based on the plan area statements and comments made at the Board meetings, no other commercial uses besides the restaurant are allowed and at a staff level no action can be taken that will increase a previously expired non-conforming use.

This letter is the final decision of the Executive Director and as such you have ten working days in which to appeal this decision from the date of this letter.

Sincerely,

Jeffrey S. Blanck
Agency Counsel

JSB:jm

cc: Jim Hamilton
dave ziegler