TRPA
APC
PACKETS

FEBRUARY
2000
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

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 February 9, 2000, at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The agenda for the meeting is attached hereto and made a part of this notice.

January 31, 2000

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 Stateline and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

North Tahoe Conference Center
8318 North Lake Boulevard
Kings Beach, California

February 9, 2000
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

AGENDA

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Advisory Planning Commission on any agenda item not listed as a Public Hearing or a Planning Matter item, or on any other issue, may do so at this time. However, public comment on Public Hearing and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

IV. DISPOSITION OF MINUTES

V. PUBLIC HEARINGS

A. Amendment of Plan Area Statement 041, Incline Village #3, to Reduce Density in Special Area #1

B. Amendment of Plan Area Statement 009B, Dollar Hill, to Add Multi-Family Residential Units to the Special Designation

C. Amendment of Community Plans for Tahoe City, Kings Beach Commercial, Incline Village Tourist, Incline Village Commercial, Round Hill, Kingsbury, and Bijou/Al Tahoe to Add Threshold-Related Research Facilities as a Special Use Under Public Service

VI. PLANNING MATTERS

A. Visibility Status Report and Discussion of Air Quality/Visibility Threshold Amendments and Recommendations

B. Report and Discussion on Feb. 2 Workshop on Transit-Oriented Development, Urban Boundaries, and the Two-Step Subdivision Process

C. Presentation on Annual Water Quality Report
D. Presentation on Science Advisory Committee to TRPA and the Tahoe Region

VII. REPORTS

A. Executive Director
   1. Report on Governing Board Actions Relative to APC Recommendations

B. Legal Counsel

C. APC Members

VIII. ADJOURNMENT
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

The Chateau
955 Fairway Boulevard
Incline Village, Nevada

January 12, 2000

MEETING MINUTES

Chairperson Gary Marchio called the regular January 12, 2000, meeting of the Advisory Planning Commission ("APC") to order at 9:35 a.m. and asked for a roll call.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Members Present: Mr. Lohman, Ms. Moss, Mr. McDowell, Ms. Kemper, Mr. Porta, Mr. Lane, Mr. Poppoff, Mr. McIntyre (arrived at 12:15 p.m.), Mr. Morgan, Mr. Tolhurst, Ms. Kvas, Mr. Combs, Mr. Marchio, Mr. Jepsen

Members Absent: Mr. Kehne, Mr. Cole, Ms. Baldrica, Mr. Barham, Mr. Joiner

II. APPROVAL OF THE AGENDA

Deputy Director Jerry Wells stated that there were no changes to the agenda, but suggested that Item 6.A. be heard first and then followed by Item 6.C.

MOTION by Ms. Kvas, with a second by Mr. Porta, to approve the agenda as modified. The motion carried unanimously.

III. PUBLIC INTEREST COMMENTS – None

IV. DISPOSITION OF MINUTES

The December 8, 1999, APC minutes would be presented at the February APC meeting for approval.

VI. PLANNING MATTERS

A. Report and Discussion on Proposed Modifications to the Individual Parcel Evaluation System (IPES)

Agency Counsel John Marshall presented a report and had a handout on the proposed modifications to the Individual Parcel Evaluation System (IPES).

A discussion ensued.

Chairperson Marchio opened the meeting up for a public hearing.

Mr. Phil Gilanfarr, an architect in Incline Village, suggested that the jurisdictional boundary be removed and a transfer fee be imposed so a different jurisdiction can utilize the development right, thus lowering the number of development rights. He encouraged the Nevada State Lands to implement an organization similar to the California Tahoe Conservancy.
Mr. Wells stated that TRPA is actively working with the Nevada State Lands to enter into an MOU to establish a very similar land bank situation on the Nevada side.

Since no one else wished to comment, Chairperson Marchio closed the public hearing.

V. PUBLIC HEARINGS

A. Amendment of Map Showing Need for Water Quality Improvements Pursuant to Requirements of Chapter 37, Individual Parcel Evaluation System, Section 37.10.A, Installation of Water Quality Improvements in Vicinity of Parcels, El Dorado and Placer Counties

Senior Planner Joe Pepi presented the amendment of the map showing the need for water quality improvements pursuant to requirements of Chapter 37, Individual Parcel Evaluation System, Section 37.10.A, installation of water quality improvements in vicinity of parcels, El Dorado and Placer Counties.

A discussion ensued.

Chairperson Marchio opened the meeting up for a public hearing. Since no one wished to comment, Chairperson Marchio closed the public hearing.

MOTION by Mr. Jepsen, with a second by Mr. Porta, to recommend approval to the Governing Board to amend the map showing the need for water quality improvements pursuant to requirements of Chapter 37, Individual Parcel Evaluation System, Section 37.10.A, installation of water quality improvements in vicinity of parcels, El Dorado and Placer Counties. The motion carried unanimously.

(Break taken at 11:15 a.m.)

(Reconvened at 11:20 a.m.)

Chairperson Marchio stated that Mr. Bob Sellman would be replacing Ms. Kvas from Washoe County on the next agenda item.

Mr. Lane stepped down from the dais due to a conflict of interest with the next agenda item, as well.

VI. PLANNING MATTERS

B. Finding that the City of South Lake Tahoe, El Dorado County, Placer County, Carson City, Washoe County, and Douglas County Have Demonstrated a Commitment to Assume Their Fair Share Responsibility to Provide Low And Very Low Income Housing

Mr. Peter Eichar, Associate Planner with the Long Range Planning Division, presented the staff summary finding that the City of South Lake Tahoe, El Dorado County, Placer County, Carson City, Washoe County, and Douglas County have demonstrated a commitment to assume their fair share responsibility to provide low and very low income housing.

A discussion ensued.
Mr. Sellman stated that he was concerned that Washoe County was under a moratorium because they were not performing based on the Code criteria. The County believes that no standards of performance or lack of performance have been made. He believed there were substantial omissions in the staff report relative to Washoe County's willingness and consideration of their desire to have low and moderate income housing. He stated that the County has leveraged over a 115 million dollars worth of low and moderate income housing that translates to well over 2,000 affordable units that are one, two, three and four bedrooms, affordable housing units through their home consortium; those are commitments for thirty to fifty years of affordability. He stated that he would challenge most of the counties in this basin to present their overall housing program and see if it matches that. He agreed that there is a problem in the Tahoe Basin; there is a major problem in the Tahoe Basin, and starting off with discussions of how to solve that problem with sanctions is an inappropriate way of dealing with the problem.

Mr. Sellman stated that the County had a commitment, but the County cannot meet the development requirements that are necessary in order to build reasonably, economic, affordable housing for the long term. This is not a lack of will on the part of the County; there are certain economic realities that are dominated by the policies of the TRPA. The County has met their 30% reduction in lots; they are committed to the environmental side of this program. The problem is that this is in direct opposition to the other side of affordable housing; you cannot do both with the same set of rules. There are tremendous opportunities to create real incentives to retire lots if they are environmentally a problem and at the same time, create a real incentive for the jurisdictions to provide affordable housing. Mr. Sellman stated that the County's basic concern is there isn't a program. The County is being challenged to succeed and then judged when they don't know what the rules are and no one else knows what the rules are. None of the jurisdictions can point to anything that says "this is what we have to do and how we have to do it". Mr. Sellman questioned how TRPA determines that the County's lack of redevelopment is inappropriate when they don't qualify for redevelopment.

There has to have a rational program that the County can look at and determine whether or not: 1) the County is complying with; or, 2) there are extenuating circumstances that clearly make it so the County could not comply with and therefore should not be judged harshly about. The County requests that the moratorium be lifted. He was of the opinion that a program should be implemented that is tailored for this Basin and addresses the needs of the jurisdictions and implemented. Jurisdiction-by-jurisdiction is probably not the answer; together as a Basin is probably the correct answer that has worked for Washoe County.

Mr. Sellman requested that TRPA not sanction the Counties; both Washoe and Douglas; and directed staff to work on setting these programs up and working with the jurisdictions to truly get affordable housing.

Ms. Moss agreed with Mr. Sellman and welcomed the opportunity to meet with TRPA's staff and look at the criteria that Douglas County can use to meet the affordable housing responsibility. She believed that each jurisdiction should be dealt with on their own merit and own individual elements for development. The problem is that the needs assessment that was approved in 1996 and 1997 identified certain parcels that were developable or not and, in actuality, that number is very low. Staff needs to look at that document and reevaluate the area; especially the Kingsbury area, and see what is available to participate in this program.
Ms. Moss stated that absent a redevelopment agency in the Tahoe Basin and absent subsidies providing funding for that type of agency, Douglas County at this point is not able to participate in that program. She welcomed any suggestions that the TRPA staff had and meeting with staff to meet the criteria for affordable housing. She was of the opinion that the moratorium is not the answer. The issue should be looked at on a basin-wide scale.

A discussion ensued.

Chairperson Marchio opened the meeting up for a public hearing.

Mr. John Frank, a small developer in Incline Village, he was under the impression that they had 30 days to get this item resolved before any moratorium would be put into place. He stated that he has been in an escrow on a piece of property that is in that area where there is low-income housing and he has been waiting for that to get cut because it is only a two unit development which really does not qualify for low-income housing. He called TRPA and he talked to Peter Elchar and he told him that they could possibly work something out on this unit and go ahead and wait for this meeting. He wrote out a check for $362,500 and he bought that property based on the information that he received from both Peter and Washoe County. He commented that no one from TRPA informed anyone, not even Washoe County, that there would be a moratorium; TRPA was going to wait and now they arbitrarily went ahead on December 31st and did it. He was still on his period of due diligence and he could have backed out, but no one told Washoe County and now he is guilty until proven innocent. The lot is in a multi-housing development and he is allowed to put condominiums on there; two of them; he can’t put on two units and sell them to one owner because the value is virtually cut in half. His building costs won’t go down; TRPA will not give him a break on development rights; they will not give him a break on water or TRPA fees or anything else; now he will have to sit there and hold this piece of property.

Mr. Gilanfarr, architect in Incline Village, suggested that TRPA should create a fix before they create a moratorium. He stated that if TRPA were willing to give us commercial floor area, attach a housing requirement to that commercial floor, and then TRPA might see some generation occur for employee housing. He believed that there needs to be a Code amendment to address density, coverage, height, and water rights. There is no minimum standard or criteria for affordable housing and/or low income housing in each jurisdiction; the bar needs to be set.

He encouraged there be no subdivision restrictions until some criteria is set.

Ms. Christina Hill, representing Sierra Nevada College, stated that she is here to support Washoe County and that approximately 168 affordable housing projects have been constructed or at least approved. At Sierra Nevada College, 51 affordable housing units have been constructed. It seemed ridiculous to her that Washoe County has approved and constructed 168 affordable housing units; that is more than any other jurisdiction around the Lake; and they are being penalized. The subdivision moratorium only affects those areas in community plans that are designated as preferred alternative or affordable housing areas; other lots outside those areas can be subdivided.

Mr. Mark Hecke, Redevelopment Manager for Placer County, responded to the progress report that Placer County received on the affordable housing issue.

Mr. Jim Seymour, a homeowner at College Park Mobile Home Park, stated that in terms of the 168 units constructed, 98 of those units are simply conversions of apartments to condominiums,
which may help people who are seeking to purchase a lower priced home, but it does not help the housing stock in Incine Village. He believed that something needs to be done by Washoe County in terms of affordable housing within the Basin.

Ms. Hill, on behalf of Sierra Nevada College, said that one can consider the 168 units if you want to ignore the 19 R.V. units. It then gets down to 149 units as new affordable housing units because they are now being deed restricted and controlled and restricted as affordable housing units, as well as the dorms at the college. She stated that the reason the college is closing the trailer park is because they found it unusable as student housing since the students don’t want to live in the mobile homes and prefer to live in houses.

Mr. Gilanfarr stated that the main issues that need to be addressed are: 1) increase in density; 2) coverage; 3) height; 4) parking; 5) expand the terminology as to what affordable housing is; and, 6) take accessory dwellings and let them be brought into conformance.

Mr. Lew Feldman, appearing on behalf of Falcon Capital, stated that affordable housing at the Lake is restricted by land costs. The reality of the market place is there is no economic viability to construct these kinds of housing projects. If we are going to get creative and solve the problem, we are going to have to recognize that people don’t do it to go broke, and we will have to strike some balance if that is a legitimate goal to achieve. He believed that this kind of housing is good for the environment, and is something we need to provide further incentives to achieve.

Since no one else wished to comment, Chairperson Marchio closed the public hearing.

A discussion ensued.

Mr. Sellman stated that it is inappropriate to make the sort of judgments that lead to moratoriums without a firm and clear expression of what standards the jurisdiction are going to be judged by. He believed that criteria needed to be set so that they can be looked at objectively so that jurisdictions are not put in jeopardy of these kinds of strong actions. Mr. Sellman said that until we get some objective standards, moratoriums should not be placed.

**MOTION** by Mr. Sellman to recommend to the Governing Board that all jurisdictions are found committed to assuming their fair share of affordable housing.

**MOTION** by Mr. Sellman to recommend to the Governing Board that at the appropriate time, would request and/or direct, as appropriate, the TRPA staff to work with all of the jurisdictions and the Governing Board to develop those appropriate standards before the next review period. Mr. Morgan seconded both motions.

Mr. Wells questioned if there was a time limit on that, and Mr. Sellman stated no.

The first motion carried on the following votes:

Ayes: Lohman, Moss, Popoff, McIntyre, Morgan, Sellman, Combs, Jepsen

Nays: McDowell, Kemper, Porta, Tolhurst, Marchio

Abstain: Lane

Absent: Kehne, Cole, Baldrica, Barham, Joiner
The second motion carried unanimously.

Mr. McDowell stated that he voted no because the bottom line is that it's a matter of performance, and he felt uncomfortable making an affirmative vote based on subjective things.

Mr. Combs stated that he voted yes with some reservation because he believed that the criteria for the past, could have been better defined. The repercussions for not passing are pretty severe. He believed that there might be a weakness in the requirements of what was required or expected to get a passing score; it could have been better explained so that it wasn't perhaps as subjective as it seem to be. He hoped that when this is reevaluated in a year, it is very clear as to what is expected, or as clear as it can be made so that people will have a better expectation of what they need to try to do get a passing score for the next year's performance.

Mr. Marchio stated that the reason he voted no was because the Governing Board dealt with this with issue with a consequence at the end, and for whatever reason, that was not met. He believed that the jurisdictions were notified of the consequences all along, in spite of the program.

Ms. Kvas stated that Washoe County would have one of their staff people bring this item forward to the Governing Board.

(Break for lunch at 1:15 p.m.)

(Mr. Lane left the meeting at 1:15 p.m.)

(Reconvened at 2:30 p.m.)

C. Report and Discussion on January 5 Workshop on Transit-Oriented Development, Urban Boundaries, and the Two-Step Subdivision Process

Mr. Peter Eichar, Associated Planner with the Long Range Planning Division, presented the report and discussion on the January 5th Workshop on Transit-Oriented Development, Urban Boundaries, and the Two-Step Subdivision process.

A discussion ensued.

D. Discussion on Contract with California State Water Resources Control Board for Federal 319(h) Grand Funding of Best Management Practices Retrofit Program

Mr. Doug Smith, Senior Environmental Specialist and BMP Coordinator with the Compliance Division, presented a discussion on the contract with the California State Water Resources Control Board for Federal 319(h) Grant Funding of Best Management Practices Retrofit Program. He and Matt Graham, also with the Compliance Division, presented a slide show on the program.

A discussion ensued.
E. Environmental Documentation Scoping for a Proposed Amendment to PAS 006, Fish Hatchery, to Add Research Facilities as a Permissible Use

Ms. Coleen Shade, Senior Planner with the Long Range Planning Division, presented the environmental documentation scoping for a proposed amendment to PAS 006, Fish Hatchery to add research facilities as a permissible use.

A discussion ensued.

Chairperson Marchio opened the meeting up for a public hearing.

Mr. Lew Feldman, representing U.C. Davis, stated that he was not asking for an approval. He believed that an environmental document is not necessary because they were not changing the existing use as proposed and there were no environmental impacts, and for that reason, the APC should conclude that a separate environmental document is not warranted for this limited purpose.

Since no one else wished to comment, Chairperson Marchio closed the public hearing.

Mr. McIntyre stated that he supported the project and saw this project as a positive step for the Agency and would be a net benefit to Lake Tahoe.

Ms. Moss believed that there were two issues being addressed: 1) whether a property owner can apply for a plan amendment; and, 2) whether a plan amendment is appropriate by a property owner. She didn't believe that it was the APC's position to make this call; they review each project as it comes forward based on its merits and determine whether the findings of approval can be made.

MOTION by Mr. Combs, with a second by Ms. Kemper, that the APC follow the suggestion by the TRPA staff to merge the two processes; the plan amendment and the project amendment; for consideration and for purposes of environmental review.

A discussion ensued.

MOTION by Mr. Combs, with a second by Mr. Morgan, recommending to the Governing Board that they recognize the existing facility, take away the stigma of conformity, and deal with the project at a later date. In addition, he was of the opinion that the TRPA staff should craft some language in the Plan Area Statement stating "this is to recognize that research facilities in existence as of the date of the plan area statement adoption are recognized as legal uses" so we know that it is to accommodate this particular request. He stated that he would amend his previous motion to be replaced with the above-stated motion. The motion carried with Ms. Kemper voting no.

Ms. Kemper stated that she voted no because the motion would have been fine a year ago, but she is not sure of what the significance is because the existing use is there and it is okay. In addition, she rescinded her first motion.

Mr. Wells stated that this item would be brought back to the APC in March.
VII. ADMINISTRATIVE MATTERS

A. Report on Process for Selection of New Existing Director

Mr. Wells stated that the deadline for applications is January 31st. The committee hoped to have the resume cut done by February 28th. The new Executive Director should be on board by May 15th. Mr. McIntyre stated that he had been selected by the TTD to be on the interview panel. Mr. Morgan expressed interest in being involved in the interview process.

VIII. REPORTS

A. Executive Director

1. Report on Governing Board Actions Relative to APC Recommendations

Mr. Wells stated that the affordable housing issue would be presented to the Governing Board this month. The source water protection ordinance was approved and TRPA staff did pass on the APC's discussion to the Governing Board on the two issues that were raised: 1) monitoring issue which the Board did consider but decided not to include at this time; and, 2) the redundancy issue as to whether or not there needs to be a double review, and staff did add some language to change that to eliminate, in most all cases, redundancy. The Board did approve that revised language, and it will go into effect in another 30 days.

B. Legal Counsel

Mr. Wells stated that TRPA has been sued, but have not been served yet, by Larry Hoffman on behalf of 250 property owners.

C. APC Members

Ms. Kvas requested that the seating arrangement in the room be moved around for the next meeting.

Mr. McDowell asked Mr. Wells what the status was on the science advisory board committee group, and Ms. Kemper replied that they were meeting next week. Mr. McDowell requested an update in February and Mr. Wells replied yes.

Ms. Kemper stated that the State of California agencies involved in the Environmental Improvement Program have gotten a blessing from the cabinet level people, the resource agency and the housing and transportation agency. There will be a coordination meeting next week representing the different agencies.

IX. ADJOURNMENT - The meeting was adjourned at 4:22 p.m.
Respectfully submitted,

Sue Mikanovich
Clerk to the Commission

This meeting was taped in its entirety. Anyone wishing to listen to the tapes may call (775) 588-4547 to make an appointment. In addition, written documents submitted at the meeting are available for review at the TRPA office, 308 Dorla Court, Zephyr Cove, Nevada.
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

North Tahoe Conference Center
8318 North Lake Boulevard
Kings Beach, California

MEETING MINUTES

December 8, 1999

Chairperson Robert Jepsen called the regular December 8, 1999, meeting of the Advisory Planning Commission ("APC") to order at 9:35 a.m. and asked for a roll call.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Members Present: Mr. Kehne, Mr. Lohman, Ms. Moss, Mr. Cole, Ms. Baldrica,
Mr. McDowell, Ms. Kemper (arrived at 9:37 a.m.), Mr. Porta,
Mr. Lane (arrived at 9:37 a.m.), Mr. Poppoff, Mr. McIntyre,
Mr. Morgan, Mr. Tolhurst, Ms. Kvas, Mr. Combs, Mr. Marchio

Members Absent: Mr. Barham, Mr. Joiner

II. APPROVAL OF THE AGENDA

Deputy Director Jerry Wells stated that there were no changes to the agenda. He noted that there was a time certain item at 11:30 a.m. regarding Streamlining Update.

MOTION by Mr. Cole, with a second by Mr. Porta, to approve the agenda as presented.

III. PUBLIC INTEREST COMMENTS – None

IV. DISPOSITION OF MINUTES

MOTION by Ms. Baldrica, with a second by Mr. Morgan, to approve the July 14, 1999, APC minutes as presented. The motion carried with Ms. Kvas and Mr. Cole abstaining.

MOTION by Ms. Baldrica, with a second by Ms. Kvas, to approve the October 13, 1999, APC minutes as presented. The motion carried with Mr. Jepsen and Ms. Kemper abstaining.

Mr. Wells commented that Agenda Item No. V.B. had been postponed and would not be heard today.

V. PUBLIC HEARINGS

A. Adoption of Code Chapter 83, Source Water Protection, and Related Amendment of Code Chapter 12, TRPA Regional Plan Maps, and Code Chapter 25, Best Management Practice Requirements

Associate Planner/Water Quality Program Manager Jon Paul Kiel presented the staff summary adopting the Code Chapter 83, Source Water Protection, and Related Amendment of Code Chapter 12, TRPA Regional Plan Maps, and Code Chapter 25, Best Management Practice Requirements. In addition, Mr. Kiel presented a slide show of the organization of his presentation.
A discussion ensued.

Mr. McIntyre complimented the TRPA staff for the thoroughness on the staff presentation and appreciated the changes that had been made. He believed that 25% was a lot in terms of the duplication of effort, and suggested that the words "may be waived" in paragraph 83.2.D(4) be changed to "will be waived". He commented that he would vote for the adoption of the Code even if they were not changed, but would prefer it to be changed.

Agency Counsel John Marshall stated that staff would look into changing the language.

Chairperson Jepsen opened the meeting up for a public hearing.

Mr. Dave Roberts, representing the League to Save Lake Tahoe, stated that the League supported the Code adoption, and he was concerned about the BMP deadline and hoped that the TRPA staff would hold fast on those deadlines.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

MOTION by Ms. Kemper, with a second by Mr. Poppoff, to recommend approval to the Governing Board to adopt Code Chapter 83, Source Water Protection, and Related Amendment of Code Chapter 12, TRPA Regional Plan Maps, and Code Chapter 25, Best Management Practice Requirements. The motion carried unanimously.

Mr. McIntyre commented that the watershed assessment stated that the BMPs may or may not be a practical application of what TRPA is doing, and he hoped that we all make sure we are doing the right thing before we start throwing people in jail.

VI. PLANNING MATTERS

A. Movement of the Individual Parcel Evaluation System (IPES) Line

Mr. Joe Pepi, Senior Planner with the Long Range Planning Division, presented the staff summary on movement of the Individual Parcel Evaluation System (IPES) Line.

A discussion ensued.

Chairperson Jepsen opened the meeting up for a public hearing. Since no one wished to comment, Chairperson Jepsen closed the public hearing.

MOTION by Ms. Baldrica, with a second by Mr. Morgan, to recommend approval to the Governing Board that the findings required for lowering the IPES line may only be made for Douglas County and action should be taken to lower the numerical level in that jurisdiction. The motion carried unanimously.

(Break taken at 10:59 a.m.)

(Reconvened at 11:14 a.m.)

B. Finding that the City of South Lake Tahoe, El Dorado County, Placer County, Carson City, Washoe County, and Douglas County have Demonstrated a
Commitment to Assume their Fair Share Responsibility to Provide Low and Very Low-income housing

(Mr. Lane stepped down from the dais due to a conflict of interest.)

Mr. Peter Eichar, Associate Planner with the Long Range Planning Division, presented the staff summary finding that the City of South Lake Tahoe, El Dorado County, Placer County, Carson City, Washoe County, and Douglas County have demonstrated a commitment to assume their fair share responsibility to provide low and very low-income housing.

A discussion ensued.

Chairperson Jepsen opened the meeting up for a public hearing.

Ms. Suzie Harris, representing the Kings Beach Community Action Committee, believed that Kings Beach had done their fair share of providing low, and really low-income housing facilities. She was of the opinion that the ski areas, such as Squaw Valley, Alpine, and Northstar, should do a better job of providing low-income housing for their employees. In addition, the casinos in Washoe County should do a better job of providing low-income housing because Kings Beach has about a 1,000 of their employees living there. Kings Beach has a real density problem. Ms. Harris stated that Kings Beach would look forward to having some low-income housing introduced into the community, although she would like the problem of density addressed. There is not enough parking in Kings Beach.

Ms. Harris continued that if a project is approved for low-income housing, there should be provisions included that require things such as additional sidewalks, lighting, and trash receptacles. She did not believe that Sierra Nevada College was providing low-income housing that is benefiting the general public; it is just specific for a college student and should not be considered in the equation. Those people are going to be in those homes for probably a maximum of 4 years and then they will be leaving. This does not help the general public.

Mr. Marchio questioned what Ms. Harris was referring to when she said density. Ms. Harris replied that she was referring to people per unit, as well as density itself. There are too many people living in one unit and too many people living in town.

Mr. Vince Scott, a real estate developer in Incline Village, believed that there was a tremendous need for affordable housing in Incline Village, and Ms. Kvas has done a great job in outlining a plan for affordable housing in which the TRPA quickly fired back a letter stating that they did not meet the commitment levels. From a developer's standpoint, if you want to create the incentives for affordable housing, there are four barriers that make it very difficult. One is the cost of dirt; two, is impervious coverage, three, is the density, and four, is the water rights.

He proposed that we go two and a half times the density to encourage economic growth in that area and also allow the coverage to go to 70% to accommodate the increased density for affordable housing. In addition, somehow water rights should be provided. He believed it came down to economics; using the existing units that we have and converting those to affordable housing is certainly an alternative. Mr. Scott commented that anyone with a vacant piece of land that is in these designated community plans will have a moratorium on their property and will not be able to do anything with their parcel. If someone can't do a subdivision, and they can't do affordable housing because of the restrictions, it is improper taking of one's land because you basically can't do anything with the land.
He suggested giving the County's and jurisdictions the authority to make the call when it comes to affordable housing. They know what to do and they have always taken a backseat to TRPA, and he would also like to see that changed in this particular case. Mr. Scott said that all it takes is water, coverage and an increase in density.

Mr. John Frank, a developer and broker in Incline Village, stated that he presently is in escrow on a piece of property that he would like to put single family condominiums on. He stated that the cost of land is exorbitant at this point because of supply and demand. Mr. Frank commented that he is looking for water for this particular piece of property, and it is being held up because there is a very minimal amount of water and the cost is up to about $15,000 an acre foot now for that water. In Incline Village right now, there are only seven development rights left. As a result, one has to pay a fortune for it; up to $10,000 a development right, where less than a year ago, they were $5,000. If those are gone, the costs will be higher. One could go to the South Shore, but El Dorado County is charging a fee of $10,000, plus the cost to purchase the development right.

In addition, the hard, impervious coverage is becoming ridiculous. Just two weeks ago, the price was $12 a foot; now it is $30 a foot because word got out to a few people who are holding this, and they found out that someone was interested in the impervious coverage and raised the price. There are also additional costs associated with developing low-income housing. One thing that could help is to take some of the Forest Service lots that used to have development rights, and give away the development rights for nothing, and give the developers incentives to build affordable housing. Also, supply the water that two years ago we didn't need. He suggested that help be given to developers with some of the impervious coverage so they can build affordable housing units.

Mr. Marshall stated that the Endangered Species Act has a very strict requirement that you can't do something that jeopardizes the continued existence of the species. This forces people to be creative, and rather than relax rules then protect environmental values, the key thing is to find ways to be creative within those rules rather than take the easy way out, which is essentially to relax all the restrictions that have been put in place to attempt to accomplish the environmental goals.

Ms. Regina Straver, with Kings Beach Community Action Committee, believed that the mandate is environmental and should be looked at first. The problem in Kings Beach is the density and when you have more and more people and more and more buildings, you just have more and more pollution; more cars, garbage and air quality control problems. Although TRPA would like to meet its affordable housing goals, you really cannot ignore these problems. She hoped that Kings Beach would be looked at in the future as a special area when it comes to affordable housing.

Ms. Margo Osti, a private citizen and former Mayor of the City of South Lake Tahoe, stated that what needs to be created is a public will. There is no public will in these counties that are not meeting their requirements. There was a public will in the City of South Lake Tahoe because it was forced upon them. Ms. Osti suggested that a recommendation should be brought forth that goes beyond subdivision moratorium; that goes directly to every building project in this basin; cut off all allocations until these counties make a determination that there is a public will to get it done. That means you stop talking about it and get it done. People are living in horrible conditions, and 5 years later we are still talking. Nothing is getting done.
She stated that she was there when the allocations were given to the college. The argument was that these kids are coming, they will take housing, and if we don’t provide it, they will take housing anyway. To say that the kids that can afford a private college tuition is affordable; is a slap in the face for these people who work for a minimum wage and live twenty people to a room. But the argument was sound because these kids were going to take up housing anyway. This made sense. But to say that this truly qualifies as affordable is simply not true.

There needs to be a real examination of TRPA’s policies about what affordable is, who gets these allocations, and what’s going to be done if you are not doing it. TRPA’s policies that say you can bring down residential units for a tourist bedroom with no mandate that you replace that bedroom needs to be examined. This is simply unconscionable. There are a lot of TRPA policies and rules that need to be reevaluated and reexamined that are now a hindrance and a barrier to true, deed restricted, affordable housing construction.

Ms. Osti called for a workshop from this group that put all these things on the table for a true discussion; land acquisition, density, development rights, coverage; all these things that you are hearing being stated need to be examined and dealt with because the counties are not doing it. The City of South Lake Tahoe has merely met its redevelopment replacement requirements. Not one unit has been built to meet its fair share of affordable housing. We are just replacing the things we tore down.

Again, Ms. Osti stressed that there has to be a public will.

Mr. Cole stated that the Redevelopment Law requires that 20% be set aside for affordable housing. The City did tear down a lot of substandard housing that needed to be replaced, but the City has gone beyond that.

Mr. Patrick Conway, Housing and Economic Development Coordinator with the City of South Lake Tahoe, stated that we are obligated to replace those housing units, and we are about even point at this time. He stated that he saw the desire from the City to continue on that path. Mr. Conway commented in terms of the illegal units, in El Dorado County there is a mention about some type of agreement in regards to the different services that are provided. There isn’t any formal agreement. El Dorado County has some programs that the City does not provide, such as the Section A, Rental Assistance Program, which pays a share of the low income person’s rent so that they can find market rate housing. They do service the City so we don’t have that program. There are benefits by certain programs that are offered to the City through the County of El Dorado. Mr. Conway commented that there are first-time homebuyer programs that could be of a benefit to the Basin, as rehabilitation work is being done.

There are some fairly strict criteria as far as minimum Health and Safety Codes are concerned in terms of illegal units becoming affordable housing. The City has found a way to develop affordable housing under TRPA’s Code, but believed there should be more opportunity for greater flexibility for development. The projects that have been developed have been consistent with the mountain environment that we live in. There are trade offs that need to be made to meet the requirements of the Basin.

Mr. Conway stated that the Reno Office of HUD is conducting a workshop in January to discuss the opportunities for funding that are available on the Nevada side, as well as the Sacramento office. He believed that funding was the key to affordable housing.
Mr. Jack Fitzgerald, a resident, stated that he was before this Board twenty-five years ago trying to get a permit to build eight units on a piece of property. At that time, he stated that he was turned down and here we are again talking moratorium. Mr. Fitzgerald stated that he was turned down because of water, even though he has a pond near the property. He wondering if we are talking moratorium, which is the general consensus, what kind of effect will this have on the economy, what effect it will have on individuals and property owners who are trying to sell and have been years. He wondered if we are looking at everyone’s concern. He agreed that affordable housing is important and should be made available to people, but you must look at the individual property owners.

Mr. Wells commented that this is not a moratorium on development in general; it is very limited. It is an annual thing that TRPA reviews and is only directed at the ability or inability to subdivide units on vacant lands that are targeted for affordable housing.

Since no one else wished to comment, Chairperson Jepsen closed the public hearing.

A discussion ensued.

MOTION by Mr. Morgan, with a second by Mr. Popoff, to continue the item until January for further discussion. The item carried unanimously.

Mr. Cole made the statement that the affordable housing issue should be addressed on an annual basis.

(Mr. Lane returned to the dais.)

VII. ADMINISTRATIVE MATTERS

D. Streamlining Update

Chief of Project Review Rick Angelocci presented an update on the streamlining process.

A discussion ensued.

(Messrs. McIntyre and Porta and Ms. Moss left the meeting at 12:35 p.m.)

(Break for lunch taken at 12:35 p.m.)

(Reconvened at 1:45 p.m.)

A. The Role of the Advisory Planning Commission

Mr. Wells presented the staff summary which included a copy of the pertinent section of the bi-state Compact defining the APC, along with minutes from previous APC discussions on the role of the Advisory Planning Commission.

Mr. Cole stated that he didn’t believe the Governing Board takes the recommendation of the APC with as much weight as it should, or even thought it should, from when he was a Governing Board member. He was of the opinion that the Board just regarded it as just another bit of information; not much different from a letter that might be submitted on a subject or something of that nature. Mr. Cole said that it would be nice to devise some way that would
make the APC’s recommendation a little weightier for the Board. If there was the ability of the Chairperson of the APC to show up at every Governing Board meeting and give personal testimony, although it would be a weighty task, it that would probably carry a lot more weight then just having something printed in the packet.

As a former Board member, Mr. Cole did not remember a time when a Board member stated, “The APC reviewed this item, and this was their recommendation, and I put a lot stock into what they do, so consequently this is the way I am going to vote”. It did not usually happen in this fashion. There is so much input, that sometimes the APC’s recommendation gets lost in the shuffle. Mr. Cole believed that the APC was a valuable body, but he believed that it did not give the Board as much information as it could.

Ms. Kvas stated that Washoe County has a reviewing agency process called “Agency Review”, and it is composed of all technician experts. These are experts that we incorporate their knowledge before we write a staff report. Ms. Kvas commented that a lot of what the APC does is after the fact; staff has already made up their mind as to what they are going to do about a particular item. The APC’s expertise is not really incorporated into their final staff report.

Mr. Marshall responded that a lot of what the APC does not see is the change in staff’s position or how the staff has crafted something or an ordinance change that is not attributed to the APC, but it is brought forth after the APC gives its input.

Ms. Kvas is that what the APC does not see and that does not validate their input.

Mr. Wells commented that one of the problems is the timeline because usually we have less than a week after the APC meeting to have our recommendation actually in the packet and on its way to the Board members. Ms. Kvas suggested that maybe the timeframe needs to be changed.

Ms. Kemper suggested that the APC review items that are not a finished project, but can at least be reviewed for technical accuracy.

Ms. Baldrica stated that she used to sit on the Governing Board occasionally, and it seemed to her that there were a number of members who would come to her and ask what the APC had to say about a particular topic.

Ms. Kemper questioned if there was some way to have a personal connection with the Board, either having a liaison from the APC attending the Governing Board meeting, or having a Governing Board member attend the APC meetings.

Mr. Cole stated that personal testimony carries more weight than written minutes.

Mr. Kehne stated that as a soil scientist and conservationist, he believed in the technical review of materials, but he was not naive enough to think that the APC made the decisions. He realized that there were a lot of processes that go on above this level and that they have to take this information, combined it with others, and make decisions. From his standpoint, and for his time to be valuable, Mr. Kehne said that he needed to know that the Governing Board took into account what was said, or if they didn’t, then the Governing Board should reply back to the APC stating why they overruled their advise. He believed that would be valuable to the APC as a group. Then he would feel like his time spent on the APC was worthwhile.
Mr. Marshall stated that in addition to the regular agendized item, staff could advise the APC whether the Governing Board agreed or disagreed with their decision and the reasons for those decisions.

Mr. Lane commented that a summary of the issues be given to the Governing Board instead of lengthy minutes. He also believed that a person from the APC should be appointed each month to attend the Governing Board meetings to represent the APC.

Mr. McDowell stated that the APC makes recommendations to the Governing Board.

Mr. Poppoff questioned Mr. Dave Roberts, with the League to Save Lake Tahoe, whether it was worthwhile attending the APC meetings. Mr. Roberts replied that he was hard pressed to answer that question and could sense the frustration of the APC members. He believed that the APC gives the benefit of the technical review of issues, which was a strong attribute. He appreciated the dialogue that goes on in the APC meetings among the members and audience.

Mr. Wells thanked Mr. Roberts for attending the APC meetings. He reiterated the points that he heard: 1) expanding of the APC section of the staff summaries that go to the Governing Board; 2) report back to the APC on the result of the Governing Board’s actions; 3) have an APC representative attending the Governing Board meetings; 4) bring each item as a planning matter first, when possible; 5) provide APC minutes to the Governing Board when possible, or summary; and, 6) educate the Governing Board members themselves as to what the APC actually does.

Mr. Lohman stated that if the above items were addressed, he would feel better about his time spent on the APC.

Ms. Kemper commented that a couple of times she has talked to the younger members of the TRPA staff and told them they make recommendations; they don’t decide. Since then she has noticed an improvement in the staff summaries.

A discussion ensued.

B. Election of Chairman and Vice Chairman for 2000 and 2001

There was a nomination by Mr. Morgan, with a second by Mr. Cole, to elect Mr. Gary Marchio as Chairperson of the APC. Mr. Cole moved that the nominations be closed.

The votes were unanimous electing Mr. Marchio as the new Chairperson for the APC.

There was a nomination by Mr. Poppoff, with a second by Mr. Tolhurst, to elect Ms. Alice Baldrica as the Vice-Chairperson of the APC. Mr. Cole moved that the nominations be closed.

The votes were unanimous electing Ms. Baldrica as the new Vice-Chairperson for the APC.

C. Report on Process for Selection of New Executive Director

Mr. Marshall commented that Jim Baetge was stepping down on January 7, 2000, and staff would be bring to the Governing Board the following recommendation: Effective January 7, 2000, Jerry Wells would be appointed as interim Executive Director and that the Governing
APC REGULAR MEETING MINUTES DECEMBER 8, 1999

Board appoint a search committee of Governing Board members. Mr. Marshall stated that we hoped to have a job description available soon with a closing date being the end of January.

Ms. Kvas commented that the job market is tight now, and TRPA may want to extend the closing date.

Mr. Marshall stated that Mr. Baetge believed it would be appropriate to appoint some members of the APC to participate in the candidate selection process. He thought that by the end of February, early March, the first round of interviews would take place, and then the final three or four candidates would be considered by the Board at the March or April meeting. The new Human Resources person would be the main contact for the search committee in terms of background references.

VIII. REPORTS

A. Executive Director

Mr. Wells stated that Mr. Baetge could not make it to the meeting today because he had to go to a Cal Trans meeting in Marysville. Also, TRPA's Christmas Party will be held on December 17, 1999, and the APC members are invited.

B. Legal Counsel

Mr. Marshall stated that he had nothing major to report in terms of litigation. He explained the recent decision in the Barbieri case, along with a brief history of the case.

C. APC Members

Mr. Popoff suggested that a resolution for Mr. Baetge be written by the APC.

Mr. Tolhurst questioned if the Christmas Party was a going away party for Jim Baetge, and Mr. Wells said no.

Mr. Kehne asked that a discussion on the BMP ordinance be agendized. Mr. Cole suggested that along those lines, a discussion on the revolving loan process be held.

Mr. Cole volunteered to be a liaison with CTC.

Ms. Kemper stated that she would like to be a liaison for the APC at the Governing Board meetings but could not do it next month. Lahontan is reorganizing effective December 15th, and a fourth technical unit is being created to deal with underground tanks. In addition, Lahontan also now has a board.

Mr. McDowell wished everyone Happy Holidays and commented that the page numbering on the packet is very helpful.

Mr. Jepsen thanked the APC and staff for getting him through his tenure.

Mr. Marchio recommended that resolutions be written for Messrs. Doughty and Haen.
IV. ADJOURNMENT - The meeting was adjourned at 3:10 p.m.

Respectfully submitted,

Sue Mikanovich
Clerk to the Commission

This meeting was taped in its entirety. Anyone wishing to listen to the tapes may call (775) 588-4547 to make an appointment. In addition, written documents submitted at the meeting are available for review at the TRPA office, 308 Dorla Court, Zephyr Cove, Nevada.
January 31, 2000

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Plan Area Statement 041, Incline Village #3, to Reduce Density in Special Area #1

Proposed Action: The applicant, Lake Country Development, Ltd., requests an amendment to Plan Area Statement 041, Incline Village #3, to allow for the reduction in density within Special Area #1 from the approved 5.93 units/acre to 5.47 units/acre. See Attachment A, PAS 041, for the wording of the proposed amendment.

Staff Recommendation: Staff recommends approval of the amendment.

Background: This property has been the subject of several plan area amendments. When the original Plan Area Statement 041, Incline Village #3 was adopted in 1987, this property was owned by the school district and thought to be a future school site. A single-family dwelling was the maximum amount of residential development permissible for the property.

The school district later sold the parcel to a private developer who requested a PAS amendment to permit multi-family dwellings. The only way to approve this request, under the Code of Ordinances, was to find this site suitable for transit-oriented development (TOD). TOD guidelines use 8 units per acre as a minimum standard; thus, this density was set in a PAS amendment. Other environmental and TOD site improvements were also required.

A 38-unit project was then approved on this site, meeting the 8 unit per acre standard. Subsequently, when neighbors complained about the 15-unit affordable housing component of the project, the Governing Board chose to delete the affordable housing component. This required a PAS amendment to lower the density requirement to 5.93 units per acre.

The 27-unit Lake Country Estates project is located on 4.75 acres, resulting in a density of 5.68 units/acre. A reduction in density, from 8.5 units/acre to 5.93 units/acre, was approved by Ordinance No. 97-11. However, the amendment was erroneously listed in the Ordinance and PAS as 5.93 units/acre, instead of 5.68 (27 units/4.75 acres = 5.68 units/acre). The project proponent is proposing removal of (i.e., not constructing) one of the 27 units, for a total of 26 units located on 4.750 acres, resulting in a lower density of 5.47 units/acre.
Amendment of PAS 041, Incline Village
January 31, 2000
Page 2

The Homeowner group at Lake Country Estates is proposing to use the approved building pad of one of the centrally located units to be used as an enhanced common area, with a gas fire pit, BBQ, picnic table and additional landscaping. See Attachment B for a Site Map of the proposed improved common area.

Discussion: Despite the low density of residential units at the site (5.93 units/acre), the previous APC and Governing Board action has deemed this project to be transit-oriented, and ensured this by conditioning the approval to incorporate transit-oriented design elements such as pedestrian circulation and bike paths, bus stop and shelter, and a mixture of attached and detached dwellings.

The reduction in density (effectively one unit) is generally consistent with the surrounding land uses. The proposed site is mostly surrounded by single-family residences, with some duplexes and four-plexes. Two larger condominium complexes, containing a total of 98 units (60 and 38 units), are located across Village Blvd. from the subject site.

Given that the current minimum density of 5.93 units/acre is only 0.46 units/acre higher than the requested density of 5.47 units/acre, staff does not foresee serious environmental concerns, so long as the previous project approval conditions are maintained.

If the design elements and other VMT threshold maintenance provisions required by previous approvals, are not realized at project completion, staff would not recommend approval of this amendment. Without the TOD design elements and VMT threshold maintenance provisions, the project site could not be found TOD suitable; therefore, the original PAS amendment to allow multi-residential uses would likely not have occurred.

Washoe County Zoning: Washoe County’s land use designation for PAS 041 is High Density Suburban (HDS) and the County staff supports the amendment.

Required Findings: The following findings must be made prior to adopting the proposed amendment:

Chapter 6 Findings:

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 proposed amendment is consistent with the overall direction of the Plan Area Statement because the ultimate use of the parcel is residential and it is located in a residential plan area. The minor reduction in density does not result in a significant change in the TOD requirements.
2. **Finding:** The project will not cause the environmental thresholds to be exceeded.

**Rationale:** The project and PAS amendment approvals are conditionally approved such that the environmental thresholds will not be exceeded and the following improvements will take place:

- The applicant has included Stream Environment Zone (SEZ) restoration as part of the project approval.
- In order to maintain present Levels of Service at the nearby street intersection, only two points of ingress/egress to the street network is permitted (in accordance with the project approval).
- The following provisions have been included in this and previous amendment conditions, to ensure that the VMT Threshold is not exceeded:
  a. Provision of an onsite pedestrian circulation system, which is maintained year-round, connecting all uses on the site and providing access to the neighborhood, common area, and other facilities.
  b. Provision of home mail delivery to all residential units within Special Area #1.
  c. Provision of one transit shelter near the front of the parcel along Village Boulevard, consistent with design of other transit shelters on SR 28 in Incline Village.
  d. Provision of a will-serve agreement with Diamond Peak Ski Area to provide ski shuttle service to the transit stop or near the front of the parcel.
  e. Provision of a class one bicycle trail along the area’s frontage on Village Boulevard in accordance with Washoe County standards.
  f. The parcel(s) from which development rights or existing units of use are transferred shall be an average aggregate distance in road miles that is no less than the average aggregate distance in road miles from the parcel(s) to downtown Incline Village (defined as the nearest boundary of PAS 045).
  g. Any multiple family residential development on the subject property shall include a mixture of attached and detached residential units.

The proposed amendment would result in a residential density that is less than eight units per acre as was previously approved (proposed to be 5.47 units per acre).
3. **Finding:** Wherever federal, state and local air and water quality standards applicable to the Regions, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the Compact, the project meets or exceeds such standards.

**Rationale:** The amendment that allows the deletion of a lot does not adversely affect water quality and air quality standards.

4. **Finding:** The Regional Plan and all of its elements, as implemented through the Code, Rules and other TRPA plans and programs, as amended, achieves and maintains the thresholds.

**Rationale:** See findings 1 and 2 above.

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

**Rationale:** See findings 1 and 2 above.

**Chapter 13 Findings:**

1. **Finding:** The amendment is substantially consistent with the plan area designation criteria in Subsections 13.5.B and 13.5.C of the TRPA Code of Ordinances.

**Rationale:** Subsection 13.5.B is the Plan Area Major Land Use Classification and Management Designations. The Plan Area Land Use Classification is Residential; this is consistent with the proposed use. Further, residential areas should be developed on moderate-high capability lands, have access to services and include areas now developed for residential uses. The proposed action would be consistent with these designations.

The Management Strategy for Plan Area 041 is “Development with Mitigation.” Areas with this designation can accommodate additional development if the impacts are fully mitigated and the land is capable of withstanding the use. Both onsite and offsite mitigation of environmental impacts shall be required. Additional development that may be approved on the site must demonstrate that all impacts are fully mitigated.

Subsection 13.5.C addresses Plan Area Special Designations. Plan Area 041 Special Designations include a Transfer of Development Right Receiving Area for Multi-Residential Units and the MULTI-RESIDENTIAL BONUS UNIT INCENTIVE PROGRAM. The designations are only for parcels in Unit #3 which are part of the density transfer program involving the golf course. However, neither of these special designations apply because of the environmental threshold mitigation previously required by preceding Plan Area Statement amendment actions.
Environmental Documentation: An Initial Environmental Checklist has been completed for the proposed action. Staff recommends that a Finding of No Significant Effect (FONSE) be based on the Chapter 6 and 13 findings, and on the following:

1. No additional development would be permitted by the amendment than is otherwise permissible under the Regional Plan.

2. As conditioned, the amendment includes VMT threshold maintenance and other related transportation elements (e.g., provision of bicycle trail and transfer shelter, ski shuttle service, home mail delivery, and intersection level of service maintenance) that must be incorporated into the proposed project.

Please contact Peter Eichar at (775) 588-4547, if you have any questions regarding this agenda item.
1. Stream zone and fishery restoration should be encouraged.

2. Recognize as appropriate uses the existing golf course, college and mobile home development, and encourage the expansion of college facilities as needed.

3. The lots in Incline Village Unit #3 designated as eligible for multi-density under the approved subdivision map shall be eligible for such density with TDR.

4. Multi-Residential bonus units shall not be used in Special Area #1. Multiple family dwelling projects which may be developed in Special Area #1 shall comply with the transit-oriented development findings and the transportation/air quality mitigation measures shown in Section 1.50 of TRPA Ordinance 96-17 as amended by TRPA Ordinance 97-11 and as amended by TRPA Ordinance 00-, and with the water quality mitigation measure shown in Section 1.60 of TRPA Ordinance 96-17.⁹

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), multiple family dwellings (A) only on the lots in Incline Village Unit #3 that are designated as eligible for multiple density on the approved subdivision maps and mobile home dwellings (A) only on properties identified by the county for such use.

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

**Recreation**
- Participant sports facilities (S), day use areas (A), riding and hiking trails (A), outdoor recreation concessions (A), and golf courses (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).

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⁹ Amended 06/25/97, Special Policy #4
**Special Area #1:** The following list of permissible uses is applicable in Special Area #1:

- **Residential**
  - Multiple family dwellings (S), single family dwelling (A), and employee housing (A).

- **Public Service**
  - Same as General List

- **Recreation**
  - Same as General List

- **Resource Management**
  - Same as General List

**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.⁶

<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>In accordance with Special Policy #3 for this Plan Area, except as noted for Special Area #1, 5.47 units per acre minimum &amp; 8.0 units per acre maximum in Special Area #1 only</td>
</tr>
<tr>
<td>Mobile home dwellings</td>
<td>8 units per acre</td>
</tr>
</tbody>
</table>

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

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area 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 Water Quality Management Plan.

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


⁶ Amended 06/25/97, Maximum Densities
MEMORANDUM

January 31, 2000

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Plan Area Statement 009B, Dollar Hill, to Add Multi-Family Residential Units to the Special Designation

Proposed Action: The proposed applicant-initiated amendment is a modification to Plan Area Statement 009B, Dollar Hill, to add the special designation of "Transfer of Development Rights (TDR) Receiving Area" for Multi-Residential Units for the entire plan area (see Attachment A). The proposed amendment will allow Plan Area 009B, Dollar Hill, to be eligible to receive the transfer of multiple residential development rights.

Recommendation: Staff recommends approval of the amendment.

Background: The applicant proposes to amend Plan Area Statement 009B to make the entire Plan Area a TDR receiving area for multi-residential units. Multi-family dwellings, nursing and personal care facilities and residential care facilities are currently identified as permissible 'special' uses within this plan area. This plan area also has a "Preferred Affordable Housing Area" special designation that is specified for senior citizens only.

Plan Area 009B is located near the intersection of Highway 28 and Fabian Way in the Dollar Point area. The Plan Area is bounded by Highway 28 on the south, PAS 012 to the east, Village Road to the west and Polaris Road to the north (see Attachment B). Predominant uses in PAS 009B consist of local oriented commercial uses and larger undeveloped parcels. Existing land uses include a nursery and gift shop. The Dollar Hill area is low hazard with a low percentage of land coverage and disturbance. Open space predominates the adjoining northeast boundary, while low-density single-family residential units are predominant on the western adjoining property, and commercial uses predominate the south and southeast boundaries.

Special Policies of this Plan Area Statement states that permitted uses in this area should be compatible with the visual sensitivity of the area along State Route 28, senior housing should be encouraged as an alternative to commercial uses, and that strip commercial development should be discouraged.

Plan Area 009B is currently a receiving area for existing development. This means that Plan Area 009B is an eligible receiving area for the transfer of existing residential units that are, currently, identified as permissible uses in the Plan Area. That is, certain elements of existing development may be transferred or relocated to Plan Area 009B provided the use or activity is permissible in Plan Area 009B.

SR/dmc
Discussion: The proposed amendment would make Plan Area 009B a receiving area for multi-residential units and thus an eligible receiving area for the transfer of residential development rights. A residential development right would be able to be transferred to a parcel in Plan Area 009B, provided that 1) the sending parcel is vacant and has a residential development right, 2) the sending parcel is subsequently retired, and 3) multi-residential uses are permissible in Plan Area 009B. All transfers into Plan Area Statement 009B would be subject to the maximum density provisions of PAS 009B.

Plan Area Statement 009B is currently designated as a Preferred Affordable Housing Area for senior citizens, Multi-family dwellings, nursing and personal care facilities, and residential care facilities are identified as permissible ‘special’ uses. Given the existing Plan Area Statement description relative to multi-residential uses, the TDR receiving area designation should be added to provide more opportunities to develop multi-residential uses.

Required Findings: The following findings must be made prior to adopting the proposed amendments:

A. Chapter 6 Findings:

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 proposed Plan Area Statement amendment will allow for the transfer of development rights for multi-residential units into Plan Area 009B. Although the Dollar Hill Plan Designation is for Commercial/Public Service, the amendment is consistent with Special Policy #2 of the existing Plan Area, which encourages development of senior citizen housing as an alternative to commercial use. The amendment will enhance implementation of the Regional Plan by providing additional opportunities to transfer in residential units for multi-residential uses. No additional development in excess of that permissible in Code Chapters 20 and 21 is permitted by the amendment.

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

   Rationale: Development of multi-residential units must comply with applicable provisions of the Regional Plan. No additional development in excess of that established in the Regional Plan is permitted by the amendment.

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: Project applicants will continue to be subject to the Regional Plan package, including maintenance of applicable air and water quality standards.

4. Finding: The Regional Plan and all of its elements, as implemented through the Code, Rules and other TRPA plans and programs, as amended, achieves and maintains the thresholds.

Rationale: For reasons stated in Findings 1 and 2 above, the Regional Plan will continue to achieve and maintain the thresholds.

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

Rationale: For reasons stated in Findings 1 and 2 above, the Regional Plan will continue to achieve and maintain the thresholds.

Chapter 13 Findings

1. Finding: The amendment is substantially consistent with the plan area designation criteria in Subsections 13.5.B and 13.5.C.

Rationale: See findings 1 and 2 above. The proposed amendment is consistent with and will not change the current Plan Area Statement designation as Commercial/Public Service and is consistent with the current density pattern of the areas in question.

Environmental Documentation: Based on the above analysis and completion of an Initial Environmental Checklist (IEC), staff recommends a Finding of No Significant Effect (FONSE). As described above, Special Policy #2 of PAS 009B encourages this area as a Preferred Affordable Housing area for senior citizens as an alternative to commercial development. The amendment is consistent with the policies of the Plan Area Statement and will help facilitate the development of multi-residential housing for senior citizens.

Staff will begin this item with a brief presentation. Please contact Shane Romso at (775) 588–4547 if you have any questions of comments regarding this agenda item.
New language is underlined.

009B
DOLLAR HILL

PLAN DESIGNATION:

Land Use Classification                           COMMERCIAL/PUBLIC SERVICE
Management Strategy                                MITIGATION
Special Designation                                TDR RECEIVING AREA FOR:
                                                      1. Existing Development
                                                      2. Multi-Residential Units
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. Senior housing should be considered and encouraged as an alternative to commercial use 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 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**
- 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), secondary storage (S), and small scale manufacturing (S).

**Public Service**
- Cemeteries (S), churches (A), cultural facilities (A), day care centers/pre-schools (S), 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), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).
MAXIMUM DENSITIES: Pursuant to Chapter 21 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>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 Highway 28 corridor is 60 CNEL.

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

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

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

1. Improvements required by Volume IV of the Water Quality Management 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.
MEMORANDUM

January 31, 2000

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Community Plans for Tahoe City, Kings Beach Commercial, Incline Village Tourist, Incline Village Commercial, Round Hill, Kingsbury, and Bijou/Al Tahoe to Add Threshold-Related Research Facilities as a Special Use Under Public Service

Proposed Action: TRPA staff requests the APC consider recommending adding Threshold-Related Research Facilities as a Special Use under Public Service in the following Community Plan Areas (see attachments A through E):
   A. Incline Village Tourist CP and Incline Village Commercial CP
   B. Kings Beach Commercial CP
   C. Round Hill CP and Kingsbury CP
   D. Tahoe City CP
   E. Bijou/Al Tahoe CP

Staff Recommendation: Staff recommends the Advisory Planning Commission hold a public hearing on this item and recommend to the TRPA Governing Board to adopt the proposed amendments to add Threshold-Related Research Facilities as a special use under public service in the above listed Community Plans.

Background: These staff-initiated Community Plan amendments are an attempt to correct a shortcoming in our lists of permissible uses. In 1998, we created a new use and definition in Chapter 18 of the TRPA Code of Ordinances, Threshold-Related Research Facilities (see attachment F). We now need to assign the use.

There is a set of three questions that staff uses as criteria when evaluating and justifying an amendment to any of the Regional Plan Documents. They are:
   1) Is the amendment(s) needed to correct a mistake made in the original plan documents?
   2) Has something changed with regard to surrounding land uses that warrant the amendment(s)?
   3) Does the proposed amendment(s) assist TRPA to better attain and maintain thresholds?

In evaluating these amendments, TRPA staff is of the opinion that two of the criteria are relevant. At the adoption of the Regional Plan, TRPA did not consider the need for research facilities. Not only was this an oversight, but funding opportunities have changed in terms of the availability of research dollars for Lake Tahoe threshold-related research. In addition, TRPA sees the need for the ongoing study/research of the physical and biological systems in the Region so that, collectively, we have a better
understanding and scientific base from which to develop policy and make decisions to further the maintenance and attainment of environmental thresholds.

The TRPA Code of Ordinances defines some criteria in Section 18.2.G for identifying appropriate locations for Threshold-Related Research Facilities. In Section 18.2.G(3) the Code states that "Threshold Related Research Facilities shall be located in community plan areas unless TRPA finds that there is a demonstrated need to locate them outside a Community Plan Area, the use is designated a special use by the applicable plan area statement, and that the project area for which the threshold related research facility is proposed contains existing development". The selection of these community plans was based on the appropriateness of these areas in which to locate threshold-related research facilities. This recommendation is based on the fact that these areas have been identified as containing high capability lands, services appropriate for high density development, and are centrally located. These are the largest of the commercial cores that allow similar uses such as colleges, government offices, and professional offices.

**Required Findings:** The following findings must be made prior to adopting the proposed amendments:

A. **Chapter 6 Findings:**

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 proposed Community Plan amendments are limited to identified community plan areas, do not amend any boundary lines, only add threshold-related research facilities as a special use, are similar to other permissible uses, and are consistent with the criteria defined in Code Section 18.2.G(1) thru (4). Special use findings will need to be made when specific projects come forward. All applications must be reviewed for compliance with other Code and Community Plan provisions. All projects approved under this new language must meet all Regional Plan standards.

2. **Finding:** That the project will not cause the environmental thresholds to be exceeded.

   **Rationale:** All projects that are approved under this new Community Plan provision must make the finding that no threshold will be exceeded. In addition, this amendment provides for an opportunity to develop research facilities to assist the Region in developing science based strategies for maintaining and attaining environmental thresholds. These amendments provide location guidance to applicants so that proposed research facilities are located in community plans where development can be supported by transit and other amenities found in a commercial core.
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: See Findings 1 and 2 above.

4. Finding: The Regional Plan and all of its elements, as implemented through the Code, Rules and other TRPA plans and programs, as amended, achieves and maintains the thresholds.

Rationale: See Findings 1 and 2 above.

Chapter 13 Findings (Staff uses this finding for PAS amendments and for Community Plan Amendments)

1. Finding: The amendment is substantially consistent with the plan area designation criteria in Subsections 13.5.B and 13.5.C.

Rationale: These amendments are consistent with the Plan Designation and the Community Plan Special Designation for the attached Community Plans.

Environmental Documentation: Based on the above analysis and completion of an IEC, no significant environmental impacts were identified that cannot be mitigated to a less than significant level.

If there are any questions regarding this agenda item, please contact Coleen Shade at (702) 588-4547.
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. This 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 for Special Area #1).

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

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

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

**Public Service**
- Cemeteries (S), churches (S), collection stations (A), cultural facilities (A), day care centers/pre-schools (A), government offices (A), hospitals (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), regional public health and safety facilities (S), schools - college (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S), and threshold-related research facilities (S).

**Recreation**
- Beach recreation (A), boat launching facilities (S), cross country skiing courses (S), day use areas (A), golf courses (S), marinas (S), outdoor recreation concessions (A), participant sports facilities (S), recreation centers (S), riding and hiking trails (A), sport assembly (S), and visitor information centers (A).

**Resource Management**
- Reforestation (A), regeneration harvest (S), sanitation salvage cut (A), special cut (S), thinning (A), timber stand improvements (S), 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/management (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), stream environment zone restoration (A).

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

**Public Service**
- Cemeteries (S), churches (S), collection stations (A), cultural facilities (A), day care centers/pre-schools (A), government offices (A), hospitals (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), regional public health and safety facilities (S), schools - college (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S), and threshold-related research facilities (S).

**Recreation**
- Beach recreation (A), boat launching facilities (S), cross country skiing courses (S), day use areas (A), golf courses (S), marinas (S), outdoor recreation concessions (A), participant sports facilities (S), recreation centers (S), riding and hiking trails (A), sport assembly (S), and visitor information centers (A).

**Resource Management**
- Reforestation (A), regeneration harvest (S), sanitation salvage cut (A), special cut (S), thinning (A), timber stand improvements (S), 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/management (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), stream environment zone restoration (A).
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. This 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 for Special Area #1, Special Area #2 and Special Area #3).

Residential
Employee housing (A), multiple family dwelling (S), multiperson dwelling (S), nursing and personal care (S), residential care (S), and single family dwellings (S).

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

Commercial
Auto, mobile home and vehicle dealers (A), building materials and hardware (A), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusements and recreation services (S), privately owned assembly and entertainment (S), outdoor amusements (S), animal husbandry services (A), auto repair and service (S), 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 lot (S), schools - business and vocational (A), secondary storage (S), food and kindred products (S), fuel and ice dealers (S), industrial services (S), printing and publishing (A), small scale manufacturing (S), storage yards (S), vehicle and freight terminals (S), vehicle storage and parking (S), warehousing (S), and wholesale and distribution (S).

Public Service
Churches (A), collection stations (S), regional public health and safety facilities (S), health care services (S), cultural facilities (A), day care centers/pre-schools (S), government offices (A), hospitals (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), pipelines and power transmission (S), schools - kindergarten through secondary (A), social service organizations (A), transit stations and terminals (S), transportation routes (S), transmission and receiving facilities (S), and threshold-related research facilities (S).
Recreation

Day use areas (A), participant sports facilities (A), outdoor recreation concessions (S), recreational centers (A), riding and hiking trails (S), sport assembly (S), and visitor information centers (S).

Resource Management

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

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

Residential
Multiple family dwelling (A), and employee housing (A).

Commercial
Building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (S), amusements and recreation services (S), privately owned assembly and entertainment (S), broadcasting studios (A), financial services (A), health care services (A), personal services (A), professional offices (A), repair services (A), schools - business and vocational (A), and printing and publishing (S).

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

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

Commercial
Building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), broadcasting studios (A), financial services (A) health care services (A), professional offices (A), schools - business and vocational (A), and printing and publishing (S).
Special Area #3 The following list of permissible uses is applicable in Special Area #3.

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

Resource Management
Reforestation (A), sanitation salvage cut (A), thinning (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and stream environment zone restoration (A).
New language is underlined in blue.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and, if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHORELINE AND LAKEZONE of the TRPA Code of Ordinances, the following primary uses may be permitted within all of a portion of the Community Plan Area. The list indicates if the use is allowed (A) or must be considered under the provision for a special use (S). Special uses require either a "Conditional Use Permit" (CUP), or "Minor Use Permit" (MUP), as set forth in the Placer County Zoning Ordinance. The following "S" uses shall be MUPs unless otherwise noted. 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.

The definitions of terms used in the Section on Permissible Uses are those found in Chapters 2 (Definitions) and 18 (Permissible Uses), of the TRPA Code.

Special Area #1 - (Downtown Commercial Area). The following list of permissible uses is applicable throughout the Special Area.

<table>
<thead>
<tr>
<th>Residential</th>
<th>Employee housing (S), Multiple family dwelling (S), Multi-person dwelling (S), Residential care (S)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>* New single family dwellings that are not accessory to a commercial use are not permitted. However, single family dwellings existing as of the date of Plan adoption are not assigned nonconforming status. Single family dwellings in existence as of the date of Plan adoption may be reconstructed on the same parcel(s). Single family dwellings in conjunction with a valid commercial enterprise are considered an accessory use and follow the permit requirements of the primary use.</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>Bed and breakfast facilities (A); Hotel, motel, and other transient dwelling units up to 20 units (A), greater than 20 units (S/CUP)</td>
</tr>
<tr>
<td>Commercial</td>
<td>A. Retail Building materials and hardware (S), Eating and drinking places (A), Food and beverage retail sales (A), Furniture, home furnishings and equipment (A), General merchandise stores (A), Mail order and vending (A), Nursery (A), Outdoor retail sales (S), Service stations (S/CUP)</td>
</tr>
<tr>
<td></td>
<td>B. Entertainment Amusements and recreation services (A), Outdoor amusements (S),</td>
</tr>
<tr>
<td></td>
<td>C. Services Animal husbandry services (A), Broadcasting studios (A), Business support services (A), Financial services (A), Health care services (A),</td>
</tr>
</tbody>
</table>

Kings Beach Community Plan
CHAPTER II – LAND USE ELEMENT

ATTACHMENT B-2
January 31, 2000

Kings Beach Community Plan
CHAPTER II – LAND USE ELEMENT

April, 1996

29
Personal services (A), Professional services (A), Sales lots (S), Schools - business and vocational (A)

D. Light Industrial
  Printing and publishing (A), Small scale manufacturing (S),

E. Wholesale/Storage
  Vehicle storage and parking (S)

Public Service

A. General
  Churches (S), Collection stations (A), Cultural facilities (A), Day care centers (A), Government offices (S), Hospitals (A), Local assembly and entertainment (A), Local post office (A), Local public health and safety facilities (A), Membership organizations (A), Schools - college (A), Schools - kindergarten through secondary (A), Social service organizations (A), and Threshold-related research facilities (S).

B. Linear Public Facilities
  Pipelines and power transmission (S), Transit stations and terminals (S), Transportation routes (S/CUP), Transmission and receiving facilities (S)

Recreation

A. Urban Recreation
  Day use areas (A), Recreation centers (A), Participant sports facilities (S),

B. Developed Outdoor Recreation
  Beach recreation (A), Boat launching facilities (A), Golf courses (S), Outdoor recreation concessions (S), Marinas (S), Recreational vehicle park (S), Riding and hiking trails (A), Visitor information center (A)

C. Dispersed Outdoor Recreation
  Allowed in all areas of the region

Resource Management

A. Timber Management
  Reforestation (A), Sanitation salvage cut (A),

B. Open Space
  Allowed in all areas of the region

C. Vegetation Protection
  Fire detection and suppression (A), Fuels treatment/management (A), Insect and disease suppression (A), Prescribed fire/burning management (A), Sensitive plant management (A), Uncommon plant community management (A)
D. **Watershed Improvements**
   Erosion control (A), Runoff control (A), Stream environment zone restoration (A)

Special Area #2 - **East Entry Commercial Area**. The following list of permissible uses is applicable throughout the Special Area.

<table>
<thead>
<tr>
<th>Residential</th>
<th>Employee housing (S), Multiple family dwelling (S), Multi-person dwelling (S), Residential care (S), Single family dwelling (A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tourist Accommodation</td>
<td>Bed and breakfast facilities (A), Hotel, motel, and other transient dwelling units up to 20 units (A), greater than 20 units (S/CUP)</td>
</tr>
<tr>
<td>Commercial</td>
<td><strong>A. Retail</strong> Building materials and hardware (S), Eating and drinking places (A), Food and beverage retail sales (A), Furniture, home furnishings and equipment (A), General merchandise stores (A), Mail order and vending (A), Nursery (A), Outdoor retail sales (S), Service stations (S/CUP) <strong>B. Entertainment</strong> Amusements and recreation services (A), Outdoor amusements (S) <strong>C. Services</strong> Animal husbandry services (A), Broadcasting studios (A), Business support services (A), Financial services (A), Health care services (A), Personal services (A), Professional services (A), Sales lots (S), Schools - business and vocational (A) <strong>D. Light Industrial</strong> Printing and publishing (A), Small scale manufacturing (S) <strong>E. Wholesale/Storage</strong> Vehicle storage and parking (S)</td>
</tr>
<tr>
<td>Public Service</td>
<td><strong>A. General</strong> Churches (S), Collection stations (A), Cultural facilities (A), Day care centers (A), Government offices (S), Hospitals (A), Local assembly and entertainments (A), Local post office (A), Local public health and safety facilities (A), Membership organizations (A), Schools - college (A), Schools - kindergarten through secondary (A), Social service organizations (A), and Threshold-related research facilities (S).</td>
</tr>
</tbody>
</table>
B. Linear Public Facilities
Pipelines and power transmission (S), Transit stations and terminals (S), Transportation routes (S/CUP), Transmission and receiving facilities (S)

Recreation
A. Urban Recreation
Day use areas (A), Recreation centers (A), Participant sports facilities (S)
B. Developed Outdoor Recreation
Outdoor recreation concessions (S), Recreational vehicle park (S), Visitor information center (A)
C. Dispersed Outdoor Recreation
Allowed in all areas of the region

Resource Management
A. Timber Management
Reforestation (A), Sanitation salvage cut (A)
B. Open Space
Allowed in all areas of the region
C. Vegetation Protection
Fire detection and suppression (A), Fuels treatment/management (A), Insect and disease suppression (A), Prescribed fire/burning management (A), Sensitive plant management (A), Uncommon plant community management (A)
D. Watershed Improvements
Erosion control (A), Runoff control (A), Stream environment zone restoration (A)

Special Area #2 - (West Entry Commercial Area). The following list of permissible uses is applicable throughout the Special Area.

Residential
Employee housing (S), Multiple family dwelling (S), Multi-person dwelling (S), Residential care (S), Single family dwelling (A)

Tourist Accommodation
Bed and breakfast facilities (A), Hotel, motel, and other transient dwelling units up to 20 units (A), greater than 20 units (S/CUP)

Commercial
A. Retail
Building materials and hardware (S), Eating and drinking places (A), Food and beverage retail sales (A), Furniture, home furnishings and equipment (A), General merchandise stores (A), Mail order and vending (A), Nursery (A), Outdoor retail sales (S), Service stations (S/CUP)
B. **Entertainment**
   Amusements and recreation services (A), Outdoor amusements (S)

C. **Services**
   Animal husbandry services (A), Broadcasting studios (A), Business support services (A), Financial services (A), Health care services (A), Personal services (A), Professional services (A), Sales lots (S), Schools - business and vocational (A)

D. **Light Industrial**
   Printing and publishing (A), Small scale manufacturing (S)

E. **Wholesale/Storage**
   Vehicle storage and parking (S)

**Public Service**

A. **General**
   Churches (S), Collection stations (A), Cultural facilities (A), Day care centers (A), Government offices (S), Hospitals (A), Local assembly and entertainment (A), Local post office (A), Local public health and safety facilities (A), Membership organizations (A), Schools - college (A), Schools - kindergarten through secondary (A), Social service organizations (A), and Threshold-related research facilities (S).

B. **Linear Public Facilities**
   Pipelines and power transmission (S), Transit stations and terminals (S), Transportation routes (S/CUP), Transmission and receiving facilities (S)

**Recreation**

A. **Urban Recreation**
   Day use areas (A), Recreation centers (A), Participant sports facilities (S)

B. **Developed Outdoor Recreation**
   Beach recreation (A), Boat launching facilities (A), Golf courses (S), Outdoor recreation concessions (S), Marinas (S), Recreational vehicle park (S), Riding and hiking trails (A), Visitor information center (A)

C. **Dispersed Outdoor Recreation**
   Allowed in all areas of the region

**Resource Management**

A. **Timber Management**
   Reforestation (A), Sanitation salvage cut (A)

B. **Open Space**
   Allowed in all areas of the region
C. **Vegetation Protection**
   - Fire detection and suppression (A), Fuels treatment/management (A), Insect and disease suppression (A), Prescribed fire/burning management (A), Sensitive plant management (A), Uncommon plant community management (A)

D. **Watershed Improvements**
   - Erosion control (A), Runoff control (A), Stream environment zone restoration (A)

**Special Area #3 (Recreation Area):** The following list of permissible uses is applicable throughout the special area.

**Commercial**

A. **Retail**
   - Retail sales (S), Outdoor retail sales (S), Eating and drinking establishments (S)

B. **Entertainment**
   - Outdoor amusements (S)

**Public Service**

A. **General**
   - Cultural facilities (A), Day care centers (A), Government offices (A), Membership organizations (A), Publicly owned assembly and entertainment (A), Social service organizations (A), and threshold-related research facilities (S).

B. **Linear Public Facilities**
   - Pipelines and power transmission (S), Transit stations and terminals (S), Transportation routes (S/CUP), Transmission and receiving facilities (S)

**Recreation**

A. **Urban Recreation**
   - Day use areas (A), Recreation centers (A), Participant sports facilities (A), Sport assembly (A)

B. **Developed Outdoor Recreation**
   - Beach recreation (A), Boat launching facilities (A), Group facilities (A), Outdoor recreation concessions (S), Marinas (S), Riding and hiking trails (A), Visitor information center (A)

C. **Dispersed Outdoor Recreation**
   - Allowed in all areas of the region

**Resource Management**

A. **Timber Management**
   - Reforestation (A), Sanitation salvage cut (A)

B. **Wildlife and Fishes**
   - 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)

C. **Open Space**
   Allowed in all areas of the region

D. **Vegetation Protection**
   Fire detection and suppression (A), Fuels treatment/management (A), Insect and disease suppression (A), Prescribed fire/burning management (A), Sensitive plant management (A), Uncommon plant community management (A)

E. **Watershed Improvements**
   Erosion control (A), Runoff control (A), Stream environment zone restoration (A),

**Special Area #4: (Beach Street Tourist/Residential Area):** The following list of permissible uses is applicable throughout the Special Area.

**Residential**
Employee housing (S), Multiple family dwelling (S), Multi-person dwelling (S), Single family dwelling (A)

**Tourist Accommodation**
Bed and breakfast facilities (A), Hotel, motel and other transient dwelling units, up to 20 units (A), greater than 20 units (S), Time sharing (hotel/motel design) (S), Time sharing (residential design)(S)

**Commercial**

A. **Retail**
   Eating and drinking places (A), Service stations (S)

B. **Entertainment**
   Amusements and recreation services (A), Privately owned assembly and entertainment (A), Outdoor amusements (S)

C. **Services**
   Business support services (A), Financial services (A), Health care services (A), Personal services (A), Professional offices (A), Schools - business and vocational (A), Schools - pre-schools (A), Secondary storage (S)

D. **Wholesale/Storage**
   Vehicle storage and parking (S)

**Public Service**

A. **General**
   Churches (S), Collection Stations (S), Cultural facilities (S), 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 (A), Schools -
college (S), Schools - kindergarten through
secondary (S), Social service organizations (A),
and Threshold-related research facilities (S).

B. Linear Public Facilities
Pipelines and power transmission (S), Transit
stations and terminals (S), Transportation routes
(S), Transmission and receiving facilities (S)

Recreation

A. Urban Recreation
Day use areas (A), Recreation centers (S),
Participant sports facilities (A), Sport assembly
(S)

B. Developed Outdoor Recreation
Beach recreation (A), Boat launching facilities
(A), Cross country skiing courses (A), Developed
campgrounds (S), Golf courses (S), Group
facilities (S), Outdoor recreation concessions (S),
Marinas (S), Recreational vehicle park (S),
Riding and hiking trails (A), Rural sports (A),
Visitor information center (A)

C. Dispersed Outdoor Recreation
Allowed in all areas of the region

Resource Management

A. Timber Management
Reforestation (A), Sanitation salvage cut (A),
Thinning (A), Timber stand improvement (A),
Tree farms (A)

B. Wildlife and Fishes
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)

C. Open Space
Allowed in all areas of the region

D. Vegetation Protection
Fire detection and suppression (A), Fuels
treatment/management (A), Insect and disease
suppression (A), Sensitive plant management
(A), Uncommon plant community management
(A)

E. Watershed Improvements
Erosion control (A), Runoff control (A), Stream
environment zone restoration (A)
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 Community 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 Community Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

☐ Special Area #1 (Retail/Tourist/Public Service Area): The following list of permissible uses is applicable throughout Special Area #1.

<table>
<thead>
<tr>
<th>Category</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Employee housing (S), multiple family dwelling (S), nursing and personal care (S), and residential care (S).</td>
</tr>
<tr>
<td>Tourist Accommodation</td>
<td>Bed and breakfast facilities (A), hotel, motel, and other transient dwelling units (S), time sharing (hotel/motel design) (S), and time sharing (residential design) (S).</td>
</tr>
<tr>
<td>Commercial</td>
<td>A. Retail</td>
</tr>
<tr>
<td></td>
<td>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), outdoor retail sales (S), and service stations (A).</td>
</tr>
<tr>
<td></td>
<td>B. Entertainment</td>
</tr>
<tr>
<td></td>
<td>Amusements and recreation services (Nevada only) (A), privately owned assembly and entertainment (S), and outdoor amusements (S).</td>
</tr>
<tr>
<td></td>
<td>C. Services</td>
</tr>
<tr>
<td></td>
<td>Animal husbandry services (S), auto repair and service (S), broadcasting studios (A), business support services (S), financial services (A), health care services (A), personal services (A), professional offices (A), repair services (S), schools – business and vocational (A), and secondary storage (S).</td>
</tr>
<tr>
<td></td>
<td>D. Light Industrial</td>
</tr>
<tr>
<td></td>
<td>Small scale manufacturing (S).</td>
</tr>
<tr>
<td></td>
<td>E. Wholesale/Storage</td>
</tr>
<tr>
<td></td>
<td>Vehicle storage and parking (S), warehousing (S), and wholesale and distribution (S).</td>
</tr>
<tr>
<td>Public Service</td>
<td>A. General</td>
</tr>
</tbody>
</table>
|                               | Churches (A), collection stations (S), cultural facilities (A), day care centers/pre-schools (A), government offices (A), local assembly and entertainment (S), local post office (A), local
public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), regional public health and safety facilities (S), schools - college (S), schools - kindergarten through secondary (S), and social service organizations (A), and threshold-related research facilities (S).

B. Linear Public Facilities

Pipelines and power transmission (S), transit stations and terminals (A), transportation routes (S), transmission and receiving facilities (S).

Recreation

Day use areas (A), cross country ski courses (S), outdoor recreation concessions (S), participant sports facilities (S), recreation centers (S), riding and hiking trails (A), and visitor information centers (A).

Resource Management

A. Timber Management

Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A).

B. Wildlife and Fishes

Early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), and structural wildlife habitat management (A).

C. Open Space

Allowed in all areas of the region.

D. Vegetation Protection

Fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive plant management (A), and uncommon plant community management (A).

E. Watershed Improvements

Erosion control (A), runoff control (A), and stream environment zone restoration (A).

- **Special Area #2 (Commercial Service Area)**: The following list of permissible uses is applicable throughout Special Area #2.

Residential

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

Tourist Accommodation

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

A. Retail
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), and nursery (S).

B. Entertainment
Amusements and recreation services (S), and privately owned assembly and entertainment (S).

C. Services
Animal husbandry services (S), broadcasting studios (A), business support services (A), financial services (A), health care services (A), personal services (A), professional offices (A), repair services (S), schools - business and vocational (A), and secondary storage (S).

D. Light Industrial
Small scale manufacturing (S).

E. Wholesale/Storage
Vehicle storage and parking (S), and warehousing (S).

Public Service

A. General
Churches (A), collection stations (S), cultural facilities (A), day care centers/pre-schools (A), government offices (A), local assembly and entertainment (S), local post office (A), local public health and safety facilities (S), membership organizations (A), regional public health and safety facilities (S), schools - kindergarten through secondary (S), and social service organizations (A), and threshold-related research facilities (S).

B. Linear Public Facilities
Pipelines and power transmission (S), transit stations and terminals (A), transportation routes (S), transmission and receiving facilities (S).

Recreation
Day use areas (A), cross country ski courses (S), group facilities (S), outdoor recreation concessions (S), participant sports facilities (S), recreation centers (S), recreational vehicle parks (S), riding and hiking trails (A), rural sports (S), and visitor information centers (A).

Resource Management
Same as Special Area #1 Management
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 Community 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 Community Plan Area. The establishment of new uses not listed shall be prohibited within this Community Plan Area.

- **Special Area #1 (Retail/Tourist/Public Service Area):** The following list of permissible uses is applicable in Special Area #1.

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

**Commercial**
- **A. Retail**
  - Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (S), mail order and vending (S), and service stations (S).
  - **B. Entertainment**
    - Amusements and recreation services (A), gaming-nonrestricted (Nevada only) (A), privately owned assembly and entertainment (S), and outdoor amusements (S).
  - **C. Services**
    - Broadcasting studios (A), financial services (A), health care services (A), personal services (A), professional offices (A), repair services (S), schools - business and vocational (S).
  - **D. Wholesale/Storage**
    - Vehicle storage and parking (S)

**Public Service**
- **A. General**
  - Churches (A), collection stations (S), cultural facilities (A), day care centers/pre-school (A), government offices (A), hospitals (S), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (S), publicly owned assembly and entertainment (S), regional public health and safety facilities (S), and social service organizations (S), and threshold-related research facilities (S).
B. **Linear Public Facilities**
   Pipelines and power transmission (S), transit stations and terminals (A), transportation routes (S), and transmission and receiving facilities (S).

**Recreation**
   Cross country ski courses (S), day use areas (A), group facilities (S), outdoor recreation concessions (S), recreation centers (S), recreational vehicle parks (S), riding and hiking trails (A), and visitor information centers (A).

**Resource Management**

A. **Timber Management**
   Reforestation (A), sanitation salvage cut (A), thinning (A), and timber stand improvement (A).

B. **Wildlife and Fishes**
   Early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), and structural wildlife habitat management (A).

C. **Open Space**
   Allowed in all areas of the region.

D. **Vegetation Protection**
   Fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive plant management (A), and uncommon plant community management (A).

E. **Watershed Improvements**
   Erosion control (A), runoff control (A), and stream environment zone restoration (A).

**Special Area #2 (Commercial Service Area):** The following list of permissible uses is applicable in Special Area #2.

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

**Tourist Accommodation**
   Bed and breakfast facilities (A), hotel, motel, and other transient dwelling units (S), time sharing (hotel/motel design) (S), and time sharing (residential design) (S).

**Commercial**

A. **Retail**
   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 (A), and service stations (A).

B. Entertainment
Amusements and recreation services (A), privately owned assembly and entertainment (S), and outdoor amusements (S).

C. Services
Animal husbandry services (A), broadcasting studios (A), business support services (A), contract construction services (S), financial services (A), health care services (A), personal services (A), professional offices (A), repair services (S), schools - business and vocational (A), and secondary schools (S).

D. Wholesale/Storage
Vehicle storage and parking (S).

Public Service

A. General
Cemeteries (S), churches (A), collection stations (S), cultural facilities (A), day care centers/preschools (A), government offices (A), hospitals (S), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), regional public health and safety facilities (S), schools - college (S), schools - kindergarten through secondary (S), and—social service organizations (A), and threshold-related research facilities (S).

B. Linear Public Facilities
Pipelines and power transmission (S), transit stations and terminals (A), transportation routes (S), and transmission and receiving facilities (S).

Recreation
Cross country ski courses (S), day use areas (A), group facilities (S), outdoor recreation concessions (A), recreation centers (A), riding and hiking trails (A), and visitor information centers (A).

Resource Management
Same as Special Area #1
Special Area #3 (Recreation Area): The following list of permissible uses is applicable in Special Area #3.

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

Commercial
- A. Services
  - Secondary storage (S).
- B. Wholesale/Storage
  - Vehicle storage and parking (S).

Public Service
- A. General
  - Collection stations (S), cultural facilities (A), day care centers/pre-schools (A), government offices (S), local assembly and entertainment (S), local post office (S), local public health and safety facilities (S), membership organizations (S), publicly owned assembly and entertainment (S), regional public health and safety facilities (S), and social service organizations (S), and threshold-related research facilities (S).
- B. Linear Public Facilities
  - Pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

Recreation
- Cross country ski courses (S), day use areas (A), developed campgrounds (S), outdoor recreation concessions (S), participant sports facilities (A), recreation centers (A), recreational vehicle parks (S), riding and hiking trails (A), and visitor information centers (A).

Resource Management
- Same as Special Area #1

Special Area #4 (Commercial Industrial Area): The following list of permissible uses is applicable in Special Area #4.

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

Commercial
- A. Retail
  - 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 (A), and service stations (A).
B. Entertainment
Amusements and recreation services (A), privately owned assembly and entertainment (S), and outdoor amusements (S).

C. Services
Animal husbandry services (A), auto repair and service (S), broadcasting studios (A), business support services (A), contract construction services (S), financial services (A), health care services (A), laundries and dry cleaning plant (S), personal services (A), professional offices (A), repair services (A), schools - business and vocational (A), and secondary schools (S).

D. Light Industrial
Food and kindred products (S), fuel and ice dealers (S), industrial services (S), printing and publishing (S), and small scale manufacturing (A).

E. Wholesale/Storage
Storage yards (S), vehicle and freight terminals (S), vehicle storage and parking (S), warehousing (A), wholesale and distribution (A).

Public Service
A. General
Churches (A), collection stations (S), cultural facilities (A), day care centers/pre-schools (A), government offices (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), public utility centers (S), regional public health and safety facilities (S), and social service organizations (A), and threshold-related research facilities (S).

B. Linear Public Facilities
 Pipelines and power transmission (S), transit stations and terminals (A), transportation routes (S), and transmission and receiving facilities (S).

Recreation
Day use areas (A), outdoor recreation concessions (A), recreation centers (A), and riding and hiking trails (A).

Resource Management
Same as Special Area #1
New language is underlined, in blue; language to be deleted is struckthrough in red.

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 Community Plan Area. The list indicates if the use is allows (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.

Special Area #1 (Retail/Tourist Area): The following list of permissible uses is applicable throughout the Special Area.

Residential

Employee housing (S).

Tourist Accommodation

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

Commercial

A. Retail
   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); outdoor retail sales (S), service stations (S).

B. Entertainment
   Amusements and recreation services (S); privately owned assembly and entertainment (S).

C. Services
   Auto repair and service (S); broadcasting studios (A); business support services (A); contract construction services (A); financial services (A); health care services (A); laundries and dry cleaning plant (S); personal services (A); professional offices (A); repair services (A); schools business and vocational (A); secondary storage (S).

D. Light Industrial
   Printing and publishing (A).

E. Wholesale/Storage
   Vehicle storage and parking (S).

Public Service

A. General
Churches (S); cultural facilities (A); day care centers/ pre-schools (A); government offices (S); local assembly and entertainment (S); local post office (A); local public health and safety facilities (A); membership organizations (S); publicly-owned assembly and entertainment (S); regional public health and safety facilities (S); social services organizations (S); collection stations (S), and threshold-related research facilities (S).

B. **Linear Public Facilities**
   Pipeline and power transmission (A); transit stations and terminals (A); transportation routes (A); transmission and receiving facilities (S).

**Recreation**
Day use area (A); recreation centers (S); participant sports facilities (S); sport assembly (S); beach recreation (A); boat launching facilities (A); cross country skiing courses (S); golf courses (S); group facilities (S); outdoor recreation concessions (A); marinas (S); riding and hiking trails (A); rural sports (S); snow mobile courses (S); visitor information center (A).

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

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

**Residential**
Employee housing (S).

**Commercial**

A. **Retail**
   Building materials and hardware (S); nursery (S); outdoor retail sales (S); service stations (S).

B. **Services**
   Animal husbandry services (S); auto repair and service (S); business support services (A); contract construction services (S);
professional offices (A); repair services (S); sales lots (S); secondary storage (S).

C. Light Industrial
   Food and kindred products (S); fuel and ice dealers (A); industrial services (A); printing and publishing (A); small scale manufacturing (A).

D. Wholesale/Storage
   Storage yards (S); vehicle and freight terminals (A); vehicle storage and parking (S); warehousing (S); wholesale and distribution (S).

Public Service
   A. General
      Collection stations (A); cultural facilities (A); government offices (S); local public health and safety facilities (A); public utility centers (A); regional public health and safety facilities (S), and threshold-related research facilities (S).

   A. Linear Public Facilities
      Pipelines and power transmission (S); transit stations and terminals (A); transportation routes (A); transmission and receiving facilities (S).

Recreation
   Day use areas (A), cross country skiing courses (S); golf courses (S); outdoor recreation concessions (S); riding and hiking trails (S); snowmobile courses (A); visitor information centers (S).

Resource Management
   Same as Special Area #1.

Special Area #3 (Recreation Area): The following list of permissible uses is applicable throughout the Special Area.

Residential
   Employee housing (S).

Commercial
   A. Retail
      Eating and drinking places (S); food and beverage retail sales (S); general merchandise stores (S); nursery (S).

   B. Wholesale/Storage
      Vehicle parking and storage (S).

Public Service
   A. General
      Cultural facilities (A); day care centers/preschools (S); government offices (S); local assembly and entertainment (S); local post
office (S); local assembly and entertainment (A); local post office (S); local public health and safety facilities (S); publicly owned assembly and entertainment (S); public utility centers (S); regional public health and safety facilities (S); collection stations (S), and threshold-related research facilities (S).

B. Linear Public Facilities
Pipelines and power transmission (S); transit stations and terminals (A); transportation routes (A); transmission and receiving facilities (S).

Recreation
Day use area (A); recreation centers (A); participant sports facilities (A); sport assembly (S); beach recreation (A); boat launching facilities (A); cross country skiing courses (A); developed campground (S); group facilities (S); outdoor recreation concessions (S); marina (S); recreational vehicle park (S); riding and hiking trails (A); rural sports (A); snow mobile courses (S); visitor information center (A).

Resource Management
Same as Special Area #1.

Special Area #4 (Tourist/Residential Area): The following list of permissible uses is applicable throughout the Special Area.

Residential
Employee housing (S); multiple family dwelling (A); single family dwelling (A).

Tourist Accommodation
Bed and breakfast facilities (A); hotel, motel, and other transient dwelling units (A); timeshares (S); time-sharing (residential design) (S).

Commercial
A. Retail
Eating and drinking places (S); food and beverage retail sales (S); general merchandise stores (S); financial services (S).

B. Public Service
A. General
Churches (S); cultural facilities (A); day care centers/pre-schools (S); government offices (S); local assembly and entertainment (S); local post office (A); local public health and safety facilities (A), and threshold-related research facilities (S).

B. Linear Public Facilities
Pipelines and power transmission (A); transit stations and terminals (S); transportation
routes (A); transmission and receiving facilities (S).

Recreation
Day use areas (A); recreation centers (S); beach recreation (A); boat launching facilities (A); cross country ski courses (A); outdoor recreation concessions (S); marinas (S); riding and hiking trails (A); visitor information center (S).

Special Area #5 (Retail Area): The following list of permissible uses is applicable throughout the Special Area.

Residential
Employee housing (A); multiple family dwelling (A); nursing and personal care (S); residential care (S), and single family dwelling (A)*.

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

Commercial
A. Retail
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); outdoor retail sales (S); service stations (A).

B. Entertainment
Amusements and recreation services (A); privately owned assembly and entertainment (S).

C. Services
Animal husbandry services (S); auto repair and service (S); broadcasting studios (A); business support services (A); contract construction services (A); financial services (A); health care services (A); laundries and dry cleaning plant (S); personal services (A); professional offices (A); repair services (S); schools – business and vocational (A); secondary storage (S).

D. Light Industrial
Printing and publishing (A).

E. Wholesale/Storage
Vehicle storage and parking (A).
* Single family use is an allowed use under Placer County’s General Plan/zoning laws. However, it is NOT an allowed use under TRPA’s Community Plan.

**Public Service**

A. **General**
   - Churches (S); cultural facilities (A); day care centers/pre-schools (A); government offices (S); local assembly and entertainment (S); local post office (A); local public health and safety facilities (A); membership organizations (A); publicly owned assembly and entertainment (S); regional public health and safety facilities (S); social services organizations (A); collection stations (S, and threshold-related research facilities (S).

B. **Linear Public Facilities**
   - Pipeline and power transmission (A); transit stations and terminals (A); transportation routes (A); transmission and receiving facilities (S).

**Recreation**

- Day use areas (A); recreation centers (S); participant sports facilities (S); sport assembly (S); cross country skiing courses (S); group facilities (S); outdoor recreation concessions (A); riding and hiking trails (A); rural sports (S); snow mobile courses (S); visitor information center (A).

**Resource Management**

- Same as Special Area #1.
New language is underlined in blue.

BIJOU / AL TAHOE COMMUNITY PLAN PERMISSIBLE USES MATRIX

<table>
<thead>
<tr>
<th>LAND USE CATEGORIES</th>
<th>Districts</th>
<th>Units/Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1  2  3  4</td>
<td></td>
</tr>
</tbody>
</table>

IV. PUBLIC SERVICE

A. General

Airfields, landing strips &

 heliports (new non-

emergency sites prhbtd)

Cemeteries

Churches

Collection stations

Cultural facilities

Daycare centers

Government offices

Hospitals

Local assembly and

entertainment

Local post office

Local public health and

safety facilities

Power generating

Public owned assembly &

entertainment

Public utility centers

Regional public health and

safety facilities

Schools - college

Schools - kindergarten

through secondary

Schools - Preschool

Social Service Organ.

B. Linear Public Facilities

Pipelines & power

transmission

Transit stations & terminals

Transportation routes

Transmission & receiving

Threshold-related research
f

facilities
POOR QUALITY ORIGINAL (S) TO FOLLOW
Discussion: The science of visibility is concerned with the conditions that affect the human ability to see landscape features. This psychological process involves the ability to see, the ability to interpret what is being seen, and the ability to understand and appreciate what is being interpreted. Visibility is primarily expressed as visual range, which is the effective distance of the atmosphere directly affecting the visual path. Visibility is influenced by atmospheric conditions, such as particles and gases, which require technical understanding of how these elements interact with light, how they transform from a gas to a particulate that impacts visibility, and how they are dispersed in the atmosphere.

There are two visibility thresholds: regional and sub-regional. In addition, there is a threshold for the percentage of particulate smoke, 15% from 1981 levels, and suspended particulates, 10% from 1982 levels, although there were never established baselines for either in 1981. The visual range visibility standards were developed from data collected from June 1981 to May 1982 using the first six months (June to November 1981) of monitoring to establish numeric standards applied.

<table>
<thead>
<tr>
<th>Regional Visibility</th>
<th>Achieve a visual range of 134 kilometres (83 miles) or 22.9 Mm² at least 50 percent of the year as measured by particulate concentrations.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub-Regional Visibility</td>
<td>Achieve a visual range of 87 kilometres (54 miles) or 40.8 Mm² at least 90 percent of the year as measured by particulate concentrations.</td>
</tr>
<tr>
<td>Particulate Standards</td>
<td>Regionally, reduce wood smoke emissions by 13 per cent from the 1981 base values. Sub-regionally, reduce wood smoke emissions by 13 per cent from 1981 base values by 30 percent from the 1981 base values.</td>
</tr>
</tbody>
</table>

The Regional visibility threshold was established based on the cumulative distribution of visual range, which reflects the influence of two major factors: smoke and suspended particulates. The sub-regional visibility was calculated from the long-term average concentration of particulate matter per region and the cumulative distribution of visual range.
Visibility Status Report
January 26, 2000
Page 3

scattering data and some estimate of particle absorption. Before establishing the regional or sub-regional threshold standards, a mixture of long path contrast data and nephelometer data was combined to correct for weighting errors attributable to each methodology. A limited ability to characterize the sources of visibility degradation was available at the time making only 20% of sampled aerosol data identifiable.

The monitoring program that is in place today does not follow the methods used to define the visibility thresholds. There are several reasons for this. The optical techniques of long-path horizontal contrast were felt to be unduly influenced by meteorological conditions, thus indicating below standard conditions when in fact the aerosol concentrations were shown to be quite high. It was also realized that since the South Lake Tahoe mixture of aerosols consists of a large fraction of absorbing aerosols, basing the sub-regional standard on nephelometers that only measure the scattering coefficient would significantly underestimate the true sub-regional visibility. Also, by the 1990s, filter media and sampling techniques were sophisticated enough so that all the aerosol data could be identified and visibility research had matured so that proper algorithms could be used to “re-calculate” visual range.

The current monitoring program that began in 1989 and was fully operational by 1991 relies upon the ability to identify exactly what constituents of sampled material are contributing to loss of visual range. The primary determinant of visual range is a hybrid technique using high quality spectrophotometric aerosol data as fed into a light scattering algorithm which is used to “re-calculate” visual range. This aspect of monitoring requires taking aerosol measurements for two 24-hour periods every six days at both sites, Bliss, for regional analysis, and South Lake Tahoe, for sub-regional analysis. Four samplers are used with three different filter media that “capture” aerosols sized 2.5 and 10 microns in size (commonly referred to as PM<sub>2.5</sub> and PM<sub>10</sub>) in different ways to allow for chemical and/or mass analysis. Through the methods applied to the four samples, sulfates, nitrates, organics, light-absorbing carbon, and soil are apportioned to determine reconstructed fine mass composition at Lake Tahoe for the given sample period. Using the reconstructed fine mass composition aerosol data, a reconstructed light extinction value is used that accounts for how light scatters (Rayleigh scattering), gas absorption (which is negligible), particle scattering and particle absorption with particle scattering and absorption utilizing information from the reconstructed aerosol elements and their respective light affecting properties. In short, the aerosol data is used to calculate the extinction coefficient and then the visual range is determined and shown as a cumulative frequency distribution for all the samples in the analysis period. Because relative humidity has a tremendous effect on determining visual range, an average relative humidity factor is used in calculating the extinction coefficient.

In addition to the aerosol sampling described a series of supporting visual range devices (camera, transmissometer, and nephelometer) support the complex science behind daily and hourly variations in visual range. The camera takes pictures on a set schedule from South Lake Tahoe toward North Shore. The transmissometer sends a light beam across the lake to a receiver at Bliss State Park that can determine the light extinction and scattering. Nephelometers at both Bliss and South Lake Tahoe take actual air samples and submit them to a source of known light intensity to see how much is absorbed. The values obtained from the nephelometers are compared to the reconstructed light extinction values used in calculating visual range. These devices serve as calibrations to the visual range calculation determined using the aerosol data to calculate visual range.

JA/dmc 2/25

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AGENDA ITEM VI.A
When today's monitoring system was installed measurements of visual range were checked against optical data from the 1981 teleradiometer data and 35mm slides. It was found that there was no apparent change in regional visibility between 1981 and 1989-91. This very important process not only provided comparison between the early 1980s work but it makes it possible today to correct the visibility threshold standards to be consistent with the method of calculating visual range using collected aerosol data and the visual range "re-construction" algorithm. The only comparisons from 1981 to the 1989-1998 data that indicated some change were in the lead and bromine levels which were down (as expected with the phase-out of leaded gasoline and ammonium sulfate levels up). Most importantly for direct comparison purposes the gravimetric mass shows no apparent trend over the years.

Without a trend in optical data, the 1989 to 1999 aerosol data was checked to reveal the seasonal variability of air quality. Seasonal gravimetric mass between Bliss and South Shore are independent of each other with Bliss being relatively cleaner in the winter and dirtier in the summer while the South Shore is relatively dirtier in the winter and cleaner in the summer. When speciated composition of aerosols is checked for seasonal trends, the organics and light absorbing carbon dominate the mass, especially during winter. This strongly indicates that especially during the winter, South Lake Tahoe is responsible for visibility and particulate concentrations. During summer it appears that Tahoe's visibility is much more subject to out-of-Basin sources.

When the collected data is compared to the TRPA standards most recently the regional visibility standard of visual range greater than 171 km 50% of the time is not being met while the regional visual range 97 km 90% of the time and the two sub regional visibility standards of 87 km 50% of the time and 26 km 90% of the time are being met. Over the years some standards have been in attainment while others have been in non-attainment. The measurements are close but show a definite trend towards attainment.

For the other visibility standards, the regional and sub regional particulate standards for wood smoke and suspended soil particles there are challenges in assessing their status. No 1981 baseline level was established, no methodology identified, meaning there is and reference point to refer to in making an assessment. Based on the organic and light absorbing carbon concentrations which have fallen significantly (30%) from the 1991-93 to 1995-97 period at the South Lake Tahoe site while the Bliss site has remained nearly constant, one may make a conjecture that the sub-regional wood smoke emissions have been met. Good wood smoke emission data would serve to better bridge that gap. If one assumes that the suspended soil refer to coarse mass (i.e., the difference between PM_{10} and PM_{2.5} gravimetric mass), the sub regional goal in a 30% reduction in suspended soil particles has not been met. In the interest of retaining the concepts behind these two thresholds, it may be useful at a future time to revise these thresholds so that at some point an established measuring technique may be brought to bear on their attainment status.

If there are questions pertaining to this matter prior to the APC meeting, please contact Jim Allison at 775-588-4547 extension 229.
MEMORANDUM

January 31, 2000

To: Advisory Planning Commission

From: TRPA Staff

Subject: Report and Discussion on February 2 Workshop on Transit-Oriented Development, Urban Boundaries, and the Two-Step Subdivision Process

Staff will report on the February 2 Workshop on transit-oriented development, urban boundaries, the two-step process, and affordable housing development issues.

Due to scheduling, a report is unavailable for this packet. Staff will make a brief presentation, reporting on any progress and anticipated future discussion from the Workshop. No action is required on this item.

Please contact Peter Eichar at 775.588.4547 if you have any questions regarding this planning matter.

PE/dmc

AGENDA ITEM VI.B.
MEMORANDUM

January 31, 2000

To: TRPA Advisory Planning Commission
From: TRPA Staff
Subject: Annual Water Quality Report

As requested by the Advisory Planning Commission (APC), TRPA staff will give a presentation covering the 1999 Annual Water Quality Report. This report was distributed to the APC last fall. During this presentation, APC members will have an opportunity to ask staff any questions they might have concerning this report.

For information regarding the report prior to the APC meeting, please contact Rita Whitney at 775-588-4547, extension 258, or via facsimile at 775-588-4527.
MEMORANDUM

January 31, 2000

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Status Report on the Scientific Advisory Group (SAG)

Proposed Action: This a status report only. No action is necessary at this time.

Background: On August 11, 1999, a Memorandum of Understanding (MOU) was signed between TRPA and five research and academic institutions to facilitate research relevant to many applied management questions. The signatories are the United States Department of the Interior, Geological Survey (USGS), U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station, Desert Research Institute, University of California, Davis, and the University of Nevada, Reno. The group has met twice since December 1999, and has drafted a charter of guiding principles that is attached.

This general agreement and more specific agreements are expected to expand to include other research and management entities. This agreement is not intended to limit the basic or applied research programs of these institutions, but rather focus areas related to priority research, monitoring and evaluation, and outreach to existing working groups and the public. The three primary goals of this MOU are:

1) Establishing a joint steering group to evaluate the EIP to determine what issues may benefit from a broader research inquiry;
2) Further develop and improve the communication and coordination among existing research groups to prevent duplication of efforts and provide an interdisciplinary approach to resolve the most important issues;
3) Contributing to the development of a Research Master Plan and set of guiding principles for research inquiry in the Lake Tahoe Region.

Please contact Kevin Hill at (775) 588-4547, extension 254 or via email at khill@trpa.org, if you have any questions regarding this matter.

Attachments
Lake Tahoe Region
Science Advisory Group

Vision Statement: To create a model that ensures the seamless and continuous flow of information between the scientific community and management/regulatory agencies that provides for effective adaptive management of the Lake Tahoe Region.

Purpose: The Lake Tahoe Region Science Advisory Group exists to provide the Tahoe Regional Planning Agency and the community of Lake Tahoe timely, sound, scientific information and advice on land use planning and management issues, including restoration and mitigation. It serves as a steering group for-organized and strategically planned research within the Lake Tahoe Region. This group should also provide a forum for organizing scientific activities, developing strategies and networking collaboration among the scientifically oriented institutions.

I. (Title) Lake Tahoe Region Science Advisory Group

II. Group's Objectives, Scope of Activities and Duties:

Strategic Planning:

- Advice on long range plans, priorities, and strategies to address the scientific aspects of the Lake Tahoe Region.
- Advice on appropriate levels of funding to develop these plans, priorities and strategies.
- Advice on scientific aspects of environmental threshold policy issues for the Lake Tahoe Region.

Coordination of Science and Information:

- Periodic review of the science programs within the Region and recommendations thereon.
- Steer and guide applied research activities related to policy and management issues.

Information Exchange:

- Develop protocols for scientific research and sharing of information to be followed in the Tahoe Region.
- Assist management, planning, research, and regulatory agencies in the implementation and evaluation of projects.
III. The Lake Tahoe Region Science Advisory Group will meet monthly through the 2000 calendar year. Each group member shall be notified personally of the date, time and place of the meetings. The LRSAC will report to Tahoe Regional Planning Agency’s Governing Board and/or Advisory Planning Commission bi-annually and other planning bodies as appropriate. The LTRSAC also works in collaboration with the Interagency Integration Team (I-Team) and established Interagency Working groups or subgroups.

IV. LTRSAC membership will consist of representatives (and, optionally, alternatives) from each of the agencies that have already signed a cooperative memorandum of understanding (MOU) with TRPA. The agencies listed on the MOU are the following: University of California at Davis, University of Nevada at Reno, Desert Research Institute, USDA Forest Service; Pacific Southwest Research Station, Tahoe Regional Planning Agency and the US Geological Survey.

V. The initial administrative support will be financed through TRPA.

VI. A co-chairperson will be designated from the Tahoe Regional Planning Agency and a co-chair be chosen from the group.

VIII. The sciences represented within the group must include, but not limited to, the natural and social sciences related to threshold categories and issues cited in the bi-state compact (P.L. 96-551).