Agency of Jurisdiction
As used in Chapter 14: Specific and Master Plans, a government agency with responsibility for managing land, such as the Forest Service, the state parks departments, City of South Lake Tahoe, and the California Tahoe Conservancy.

Allocation
An apportionment of additional development opportunity for residential, commercial, tourist accommodation, and certain recreational projects.

Alluvial Soil Type
All of the following soil types as defined in the United States Department of Agriculture Soil Survey for Lake Tahoe, as identified on Agency maps, or as determined by the Agency to be present in an area: Loam Alluvial land (Lo), Elmira loamy coarse sand, wet variant (Ev), Celio gravelly loamy coarse sand (Co), Marsh (Mh), Gravelly alluvial land (Gr), Fill land (Fd), Seeped soils, and Beaches (Be).

Alternative Commute Mode
See subparagraph 65.5.1.B.1.

Alternative Energy Source
Energy, such as solar, wind, geothermal, or hydroelectric energy, that can replace or supplement traditional fossil-fuel sources of energy, such as coal, oil, and natural gas.86

Alternative Fuels
Fuels derived from resources other than petroleum such as ethanol, biodiesel, natural gas, propane and hydrogen.87

Apartment
A residential complex of two or more residential units under single ownership, usually but not always sharing the same structure, water distribution system, sewer collection system, parking facilities, open space, and recreational amenities.

Approved Center
See subparagraph 65.2.3.A.

Approved Plant Species
Plants designated by TRPA as acceptable species for use in landscaping and revegetation. Such species are usually but not always indigenous to the region. See also “Plant List.”

Appurtenant Structure
A fixed structure customarily associated with and attached to a main structure.

Area Plan
The package of policies, plans, maps, codes, and ordinances found by TRPA to be in conformity with the Regional Plan under Ch. 13: Area Plans. The Memorandum of Understanding (MOU) that is associated with a conforming Area Plan is not part of the Area Plan. Conforming Area Plans are a part of the Regional Plan.

86 Text from TRPA staff.
87 Definition from U.S. Department of Energy.
Bypass Dredging
Rearranging earthen material within the same body of water without removing the material from the body of water.

Canopy
The cover of branches and foliage formed by the crown of adjacent trees and other woody growth. A manmade structure consisting of a suspended covering or roof or similar structure.

Carpool
See subparagraph 65.5.1.B.3.

Carrying Capacity
See “Environmental Threshold Carrying Capacities.”

Carrying Capacity (Grazing)
Level or measurement of grazing based on animal unit months (AUM) that a given range can support without adverse impacts.

Cellar
See “Basement.”

Central Furnace
A self-contained space heater providing for circulation of heated air at pressures other than atmospheric through ducts more than 25 cm (10 inches) in length.

Change in Operation
See subparagraph 65.2.3.B.

Change in Use
Conversion of a primary use from one use category to another use category as listed in the Table of Primary Uses in Chapter 21: Permissible Uses (e.g., service station to professional office).

Chemical Fertilizer for Lawns
Synthetically manufactured inorganic substances containing potassium, nitrogen, and phosphorous used to promote lawn growth.

Child Care Nurseries
Facilities designed or used for the care for six or more children, with or without compensation.

Christmas Tree Cultivation
The planned growth management of trees for sale as Christmas trees.

Clearing
See “Grading.”

Coal
Solid fossil fuels classified as anthracite, bituminous, sub bituminous, or lignite by A.S.T.M. Designation D-388-66.
Forwarder
A self-propelled machine, usually self-loading, that transports trees or logs by carrying them completely off the ground.

Foundation
The structural support system of a building or other structure.

Fracture
A break in the topography or land form.

Freestanding Sign
Any type of sign that is permanently supported in a fixed location by a structure of poles, uprights, or braces in or on the ground; or that is placed upon a planter, pedestal, retaining wall, or other structure and not supported by a building.

Freeway
A divided arterial highway with full control of access and with grade separations at intersections.89

Geomorphic Unit
A particular type of landform as described in the Bailey Report.

Governing Board
The Governing Body of the TRPA as defined in Article III of the Compact.

Grading
Cutting through or otherwise disturbing the layers of the soil mantle so as to change the existing landform, including, but not limited to, disturbing the soil mantle for construction of a driveway, parking area, utility line, building, or other structure. Also includes filling, excavation, and clearing.

Grading Season
The period each year during which grading is permitted commencing May 1 and ending October 15.

Groin
See “Jetty.”

Handbook of BMPs
The document that sets forth the Best Management Practices.

Harbor
A shorezone area that is protected from wave forces and deep enough to provide for the anchorage or moorage of a boat.

Harvester
A machine that falls trees and performs processing functions at the stump, including, but not limited to cut-to-length harvesters and feller-bunchers.

Hazardous Tree
A tree identified as dangerous, immediately or in the near future, to lives or property.

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Local Resident
A person whose primary residence is in the Tahoe region as evidenced by a driver’s license.

Lock-Off Unit
A lock-off unit is a tourist accommodation unit within a residential design timeshare use that exists within a split-use unit and consists of one or more bedrooms (or sleeping quarters) and baths, but does not contain kitchen facilities. A lock-off unit is created by “locking-off” the kitchen and one or more baths and bedrooms (or other sleeping quarters) in the split-use unit thereby creating a hotel-type tourist accommodation unit that may be rented or leased separately from the remainder of the split-use unit. A lock-off unit constitutes one tourist accommodation unit of the two tourist accommodation units that constitute, or are required for, a split-use unit, except as set forth in Chapter 11: Plan Area Statements and Plan Area Maps.

Log Culverts
Logs placed in a stream to facilitate crossing by equipment.

Lop and Scatter
A slash treatment method where limbs and tops of felled, dead, or damaged trees are cut into short lengths and scattered throughout an area without any concentration. The method requires that no portion of the slash shall be more than twenty inches above the ground and that all unmerchantable chunks are scattered.

Lot
See “Parcel.”

Low-Emission Vehicle
A vehicle certified by a state or the U.S. Environmental Protection Agency as a “Low Emission Vehicle.”

Low-Level Boat Lift
A device with forks attached to a pier that reaches under a boat to lift it from the water for temporary storage.

Low Water Elevation
The established lower surface elevation for fluctuation within a body of water. (For Lake Tahoe, the low water elevation is 6,223.0 Feet Lake Tahoe Datum.)

Maintenance
As used in subparagraph 2.3.4.B, “maintenance” is the ordinary upkeep, repair, and preservation of the condition of a sign in order to keep the existing sign components (including color) safe, neat and orderly in condition and appearance and to prevent corrosion or deterioration caused by weather, age, or other conditions. Maintenance does not include any changes to the sign area that result in a different message, color scheme, or graphic design, or any changes in the external dimensions of the sign or structure.

Maintenance
Ordinary and routine activities necessary to keep a structure in good working order and to prevent deterioration caused by natural conditions. Examples of maintenance include washing, painting, caulking, and rewiring. Maintenance shall not include replacing any part of a structure.

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90 Definition from Federal Highway Administration
**Materially Damaged**
As used in Subsection 61.1.5, any of the following activities or alterations to a live tree that would require a permit to remove six inches dbh or larger; (1) topping; (2) the removal of live limbs within the upper two thirds of the total tree height; (3) girdling; (4) the application of chemicals harmful to the tree; (5) purposefully exposing the cambium layer; or (6) other damage to the tree that will potentially result in its death or disfigurement, or in a significant increase in its susceptibility to insects or disease.

**Measurement Standard**
See subsection 16.3.6.

**Mitigation (Onsite)**
Mitigation measures, such as the removal of land coverage, applied in the project area of the project being mitigated.

**Mitigation (Offsite)**
Mitigation measures applied outside the project area of the project being mitigated.

**Mobile Home Dwelling**
See Table 21.4-A: Primary Use Definitions.

**Moderate Income Housing**
Residential housing, deed-restricted to be used exclusively as a residential dwelling by permanent residents with an income not in excess of 120 percent of the respective county's median income. Such housing units shall be made available for rental or sale at a cost that does not exceed the recommended state and federal standards. Each county's median income will be determined according to the income limits published annually by the Department of Housing and Urban Development.

**Modification**
Changes in the form or substance of a structure or activity.

**Modified Stationary Source**
Any physical change, change in method of operation of, or addition to, an existing stationary source, or any change in hours of operation, process, or production rate, except that routine maintenance or repair shall not be considered to be a physical change. A reconstructed source shall be treated as a new stationary source. Unless previously limited by a permit condition, a replacement of a piece of equipment with an identical piece of equipment with emissions less than or equal to those from the original piece of equipment shall not be considered a modified stationary source.

**Montane Zone**
The montane zone is all lands below 7,000 feet elevation.

**Mooring Buoy**
See “Buoy.”

**Multi-Residential**
Residential development at a greater density than one unit per parcel.

**Multi-Residential Bonus Units**
Bonus units available for use only in multi-residential projects.
CHAPTER 90: DEFINITIONS
90.2 Other Terms Defined

Nonconforming Use
See subsection 21.2.3 and, for uses within the shorezone, see subsection 81.2.3.

Non-Attainment Area
An area not in attainment of federal primary air quality standards as designated by the Environmental Protection Agency.

Non-combustion Heaters
Electric heaters.

Non-Native Species
Animals, other than domestic animals and household pets, that do not occur naturally in the Lake Tahoe Basin or which have been artificially introduced or established by man.

Non-Sensitive Lands
For lands with IPES scores, those lands above 725; for lands without IPES scores, those lands identified as Land Capability Districts 4, 5, 6, or 7 - and that are not - within the back shore.

Nursery Habitat
The area where juvenile fish seek food and cover.

One Hundred-Year Floodplain
The area that would be inundated by a flood having an average frequency of occurrence in the order of once in 100 years, although the flood may occur in any year.

Open Burning
As applied in Nevada only, a fire that emits the products of combustion into the atmosphere without passing through a stack or chimney.

Optimum Stocking Level
The number of trees on a given area that maximizes the growth rate and overall health of a stand of trees.

Organized Recreation Camps
Land or premises containing structures designed to be used for organized camping.

Ornamental Vegetation
The landscaping of property with shrubs, trees, and other vegetative ground cover not native to the Tahoe region.

Overhang
The portion of a structure that is cantilevered so as to not require a structural member attached to the ground, or is a deck with no structure underneath supported by posts. For a building or deck, the overhang is that portion of the structure extending beyond a continuous foundation wall.

Over-Snow Removal
Removal of trees from a project site using yarding equipment capable of traveling over snow without disturbing the soil or vegetation beneath.
**Pervious**
Any surface that allows at least 75 percent of precipitation to directly reach the ground throughout the life of the surface.

**Pier**
A fixed or floating structure extending from the backshore to beyond the line marking the high water elevation of a lake.

**Pierhead Line**
A line established on the adopted shorezone maps of TRPA.

**Plan**
Plans include the TRPA Regional Plan as defined in the TRPA Compact, other plans that are authorized by the Regional Plan and have been adopted by the TRPA Governing Board, and Area Plans that are authorized by the Regional Plan and that have been adopted by a Local Government and have been found by TRPA to be in conformance with the Regional Plan.

**Plant List**
The Recommended Native and Adapted Species List adopted by TRPA.
Political Sign
A sign advertising a candidate for public office, proposition, or other issue to be voted on by the electorate.

Portable Sign
Any sign not permanently affixed to the ground or a building.

Possible Contaminating Activity
Activities equivalent to TRPA primary uses identified by either the California Department of Public Health Services or the Nevada Bureau of Health Protection Services, regardless of where the project is located, as having the potential to discharge contaminants to surface or ground waters. Such uses include but are not limited to those listed in subsection 60.3.5.

Potential Land Coverage
The land coverage allowed as base coverage in Chapter 30: Land Coverage, but that does not physically exist.

Predominantly Urbanized Area
See subsection 13.3.1.

Prescribed Fire
The planned application and confinement of fire by professionally trained public agency fire personnel to wild land fuels on lands selected in advance of that application to achieve any of the following objectives: 1) prevention of high-intensity wild land fires through reduction of the volume and continuity of wild land fuels; 2) watershed management; 3) range Improvement; 4) vegetation management; 5) forest improvement; 6) wildlife habitat improvement; or 7) air quality maintenance.

Previous Use
See subparagraph 65.2.3.F.

Primary Transit Routes
A. Highway 50 - from Spooner Summit to Highway 89
B. Highway 89 – from the Tahoe region boundary near Alpine Meadows to Highway 50 at the South Lake Tahoe “Y”
C. Highway 28 – from Highway 89 in Tahoe City to the intersection with Country Club Drive in Incline Village
D. Highway 267 – from Brockway Summit to Highway 28
E. Highway 207 – from Daggett Summit to Highway 50

Prime Fish Habitat
In Lake Tahoe, the zone of water and substrate less than 30 feet deep where suitable habitat exists for purposes of spawning, feeding, or escape cover, or as designated on TRPA Prime Fish Habitat Maps.

Problem Assessment
A comprehensive identification and evaluation of a significant degradation of the environment prepared by TRPA and used as the basis for action plans provided for in Section 1.1.
CHAPTER 90: DEFINITIONS
90.2 Other Terms Defined

Prohibited Use
See subsection 21.2.4, and for uses within the shorezone, see subsection 81.2.4.

Project
An activity undertaken by any person, including any public agency, that may substantially affect
the land, water, air, space or any other natural resources of the Region. See also Chapter 2.

Project Area
See subparagraph 30.4.1.C.2.

Project Controller
See subparagraph 65.5.1.B.11.

Project Cost
The fair market value of materials and services used in constructing and implementing a project.

Projecting Sign
A sign other than a building sign which projects from and is
supported by a wall of a building, and is not parallel to the plane
of the wall.

Property Transportation Coordinator (PTC)
See subparagraph 65.5.1.B.12.

Protective Structure
A structure placed in a body of water or the area of wave run-up,
to prevent erosion.

Public Athletic Fields
Play fields constructed and operated by or for schools and government agencies primarily for team
sport usage, such as baseball, football, and soccer. Public athletic fields are typically open for
public use for at least 120 days between May 1 and October 31. Golf courses, landscaping, lawns,
meadows, ski runs, and similar open space are not considered public athletic fields.

Public Entity
A public service or quasi public entity that is responsible for public transportation, linear public
facilities, utility services, public health and safety, public education, environmental protection, or
public open space.

Public Safety Facilities, Essential
Fire and law enforcement facilities and/or stations, including apparatus bays, apparatus
maintenance buildings, living quarters, and offices; training facilities including training towers;
emergency operation center buildings; emergency communication towers, and fire prevention
and fuel management work centers. 91

Public Service
Public or quasi-public uses or activities pertaining to communication, transportation, utilities,
government, religion, public assembly, education, health and welfare, or cultural and civic support.
It does not include such uses or activities that are primarily involved in commercial enterprises.

91Definition from Tahoe Basin Fire Chiefs.
Recreation (Dispersed)
Activities such as hiking, jogging, primitive camping, nature study, fishing, cross country skiing, rafting/ kayaking, and swimming. The use does not usually involve the use of developed facilities.

Recreation (Dispersed Outdoor)
Outdoor recreational uses that require few or no developed facilities, require no motorized vehicles, and generally occur in rural areas such as hiking; horseback riding; jogging; dispersed, primitive, or back country camping; fishing and hunting; nature study and photography; rafting and kayaking; sightseeing; dispersed beach recreation; swimming; sunbathing; and cross country skiing shall be allowed uses throughout the region. See also “Recreation (Dispersed).”

Recreation (Urban)
Indoor and outdoor activities primarily designed for use by the residents of the region, including, but not limited to, athletic fields and neighborhood parks.

Recreational Boating
A water-oriented outdoor recreational (dispersed) use.

Recreational Fires
Fires used in connection with a recreational activity, including, but not limited to, campfires and barbecues.

Redevelopment
New construction on a site that has existing uses and structures. Redevelopment is not limited to designated Redevelopment Areas or Districts.

Redevelopment Plan Area
See subsection 13.3.5.

Redevelopment Project Area
See subsection 13.3.4.

Redirection
The redirection of development designation is designed primarily to improve environmental quality and community character by changing the direction of development or density through relocation of facilities and rehabilitation or restoration of existing structures and uses. 93

Region
All that area described in Article II(a) of the Tahoe Regional Planning Compact. See also Basin.

Regional Plan
The long term general plan for the development of the region and as more specifically described in Article V of the Compact.

Rehabilitation
Upgrading existing facilities by repair, reconstruction, or modification.

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92 This term was deleted because it is also defined in Section 81.5. The definitions are different but it understood that the definition in the Shorezones is sufficient.
93 TRPA Code of Ordinances, Chapter 11, Plan Area Statements and Plan Area Maps.
Resource Management
Uses, facilities, and activities pertaining to the utilization, management, or conservation of natural resources.

Restoration, or Restored
In the context of natural areas, the reestablishment of the primary natural characteristics and functions of the soil, hydrology, vegetation, and other natural features of the natural habitat.

Restricted Gaming (Nevada Only)
Operation of not more than 15 slot machines pursuant to Nevada law as an accessory use to a commercial or tourist accommodation primary use.

Retired
A condition in which usage, coverage, development rights, or other development potential has been extinguished pursuant to this Code.

Revegetation
Establishment of vegetation on disturbed areas.

Ridesharer
See subparagraph 65.5.1.B.13.

Riparian Plant Community
A plant association identified by the presence of vegetation that requires free or unbound water or conditions more moist than normal in the area. Such communities include, but are not limited to, deciduous trees (alder, aspen, cottonwood, willow), hydrophytes, meadow vegetation, riparian shrub, and lodgepole pine.

Road
A smooth or paved surface designed for travel by motor vehicles.

Rock Cribbing
An enclosure of wood, steel, or other material containing unconsolidated rock.

Roof Sign
A sign erected or constructed wholly upon and over the roof of any building and supported solely on the roof structure. Signs standing out horizontally from a mansard roof are considered wall signs; however, they may not extend vertically above the top of the mansard.

Scenic BMPs
Mitigation measures that reduce the visual impact of structures to promote threshold attainment. This includes the use of landscaping, building design, glass treatment, articulation, color, texture, screening, and other such techniques.

Scenic Highway and Corridor
A roadway that has been determined to have outstanding scenic value. The scenic corridor includes the roadway right-of-way and extends 100 feet perpendicularly from the edge of the right-of-way boundary.
**Seasonal Efficiency**
The efficiency, as certified by the California Energy Commission under the provisions of California Administrative Code, Title 20, Chapter 2, Subchapter 4, Article 4, Sections 1603 and 1607, (Appliance Efficiency Standards).

**Seasonal High Water Table**
The highest level of soil saturated with water during a one year period, usually but not always found in the spring months.

**Second Order Stream**
A stream formed by the confluence of two or more first order streams.

**Secondary Residence**
See subsection 21.3.2.

**Seeped Soils**
Soils having the characteristics of a high water table.

**Seiche**
An oscillation of the surface of a landlocked body of water (as a lake) that varies in period from a few minutes to several hours.\(^{94}\)

**Sending Parcel**
The parcel from which land coverage, an allocation or other development is transferred.

**Sensitive Lands**
For lands with IPES scores, those lands at or below 725; for L lands without IPES scores, those lands identified as Land Capability Districts 1, 2, or 3; stream environment zones; or lands within the backshore.

**Sensitive Plant Species**
Plants that are extremely scarce and considered vulnerable to local extirpation or extinction.

**Service Capacity**
The ability to accommodate units of traffic, energy, sewer, water, or people engaged in the activity for which the facility was intended, or other similar units of measure.

**Service Connection**
The connection of utilities, such as gas, water, electricity, or telephone, to a structure.

**Setback**
An area established adjacent to the shorezone interface or riparian vegetation to provide a natural buffer between development and sensitive or ecologically significant areas.

**SEZ**
See “Stream Environment Zone.”

**SEZ Vegetation**
Species of a plant community indigenous to the Lake Tahoe Region which are commonly associated with the landscape position and land form, soil type, hydrology, elevation, and climate.

\(^{94}\) Text from Merriam Webster Dictionary.
**Significant Vegetation Damage**
Damage to non-target vegetation such that a vegetation type or plant community does not recover its previous or better water quality and habitat functions and values by the end of the next growing season following tree removal activity. Vegetation damage shall be evaluated through an approved monitoring program containing specific monitoring criteria.

**Silviculture**
The science of forestry; the growing of trees.

**Single Family House**
A detached structure that contains one residential unit.

**Single Occupant Vehicle (SOV)**
See subparagraph 65.5.1.B.15.

**Single-Use Pier**
A facility in the shorezone used and maintained by the owner of one littoral parcel, his family, and guests.

**Skidding**
The act of dragging a tree or log along the ground or snow by cable systems or by mobile equipment. See also Section 61.1: Tree Removal.

**Skid Trail**
A rough pathway on which logs are skidded.

**Snag**

**Soft Land Coverage**
See “Land Coverage.”

**Soil**
The unconsolidated mineral or organic material on the immediate surface of the earth that serves as the natural medium for the growth of land plants, detention of sediment and biogeochemical cycling.

**Solid Waste**
Any material defined by the Code of Federal Regulations, Title 40, Protection of Environment (Section 261.2) as a solid waste.95

**Source Water**
Water drawn to supply drinking water from an aquifer by a well or from a surface water body by an intake, regardless of whether such water is treated before distribution.

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95 Text from TRPA staff.
Spawning Habitat
An area that attracts, or is capable of attracting, fish for reasons of producing and fertilizing eggs. Spawning areas are typically comprised of rock, cobble, or rubble.

Special Interest Species
Animal species for which environmental thresholds have been established.

Specific Plan
A comprehensive long-range program for the further development of a facility or area. See Chapter 14: Specific and Master Plans.

Specific Program
A program adopted by ordinance that provides for discontinuance or modification of a use or structure. See Chapters 21: Permissible Uses, and 81: Permissible Uses and Structures in the Shorezone and Lakezone.

Split-Use Unit
A tourist accommodation unit within a residential design timeshare use which has at least one bedroom and two bathrooms and is constructed such that one or more bedrooms are capable of being rented or leased as a hotel-type tourist accommodation unit separately from the bath and kitchen facilities. A split-use unit constitutes two tourist accommodation units except as set forth in Chapter 13: Redevelopment Plans. See “Lock-off Unit.

Spoil Material
Any earthen material that remains after a grading or dredging activity.

Stationary Source
A building, structure, facility, or installation that emits or may emit an air pollutant. Building, structure, or facility includes all pollutant-emitting activities which: belong to the same industrial grouping, are located on one or more contiguous or adjacent properties, and are under the same or common ownership, operation, or control or which are owned or operated by entities which are under common control. Installation includes any operation, article, machine, equipment, or other contrivance which emits or may emit an air pollutant.

Step Foundations
Foundations designed to incrementally rise in height in order to conform to the natural ground.

Stock Cooperative
A form of subdivision in which the buyers hold their right to occupancy through ownership of stock or membership in a cooperative corporation.

Stream Corridor Impediment
A man-made structure, such as a culvert, fence, bridge, or building, that is located in the 100-year floodplain and significantly obstructs or impedes stream hydrologic functions, including fish habitat, stream migration, and riparian vegetation maintenance or establishment.96

Stream Environment Zone
Generally an area that owes its biological and physical characteristics to the presence of surface or ground water. The precise definition is an area determined to be an SEZ by application of the criteria set forth in TRPA’s Water Quality Management Plan for the Lake Tahoe Region, Volume III.

96 Text from TRPA staff.
SEZ Protection and Restoration Program, dated November, 1988. The criteria for identifying SEZs in Section 53.9 shall be used for purposes of implementing IPES.

**Street**
A public or private way open to general public use, including all classes of roadways and parking lots, but excluding alleys and driveways.

**Story**
That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. Basements and non-habitable floor area, such as attics, are not considered a story.

**Structure**
Anything constructed or built, any edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner, that requires location on the ground or is attached to something having a location on the ground. This includes such things as roads, trails, and earthworks.

**Structural Diversity**
Diversity in a forest stand resulting from layering or tiering of the canopy.

**Structural Repairs**
Repairs to those elements of a structure that affect the bearing capacity of the structure, including, without limitation, pier pilings, bracing and supports, bearing walls, rafters, foundations, and base materials under asphalt or concrete.

**Structure Housing Gaming**
A building or buildings joined together in some definite manner, containing gaming, as defined in Article VI of the Compact.

**Sub-Alpine Zone**
The sub-alpine zone is all lands above 8,500 feet elevation.

**Subdivision**
The act or product of dividing, by a legal instrument such as a recorded deed or map, land, airspace, structures, boat slips, or other property into two or more entities, and which entities are recognized, under the law of either state, as separate legal entities for purposes of transfer of title. Subdivisions include, but are not limited to, divisions of real property, improved or unimproved, for the purpose of use, sale, lease, or financing, immediate or future, into two or more condominiums, community apartments, stock cooperatives, lots, or parcels.

**Substantial Tree Removal**
See subparagraph 61.1.8.

**Substrate**
The bottom materials of a lake or stream.

**Superstructure**
A structure within the foreshore or nearshore, other than a handrail, davit, or flagpole but including boathouses, which projects above high water or ground elevation more than five feet.
**Timber Harvest Plan**
A plan issued by TRPA describing the methods to be used in a particular timber harvest, and shall not be provided in lieu of a valid timber harvest plan approved by the California Department of Forestry and Fire Protection under the California Forest Practices Act.

**Third-Order Stream**
A stream formed by the confluence of two or more second-order streams.

**Thrifty**
Young, vigorous trees capable of seeding the area to support continuing forest growth.

**Tourist Accommodation**
Uses, facilities, and activities primarily pertaining to the occupation of buildings for eating, sleeping, and living on a temporary basis by persons whose permanent residence is elsewhere.

**Tourist Accommodation Unit**
A unit, with one or more bedrooms and with or without cooking facilities, primarily designed to be rented by the day or week and occupied on a temporary basis.

**Tourist Accommodation Unit**
One bedroom, or a group of two or more rooms with a bedroom, with or without cooking facilities, primarily designed to be rented by the day or week and occupied on a temporary basis.

**Toxic or Hazardous Waste**
Any hazardous product that when disposed of improperly can cause damage to human health or the environment. Examples of hazardous wastes include hazardous wastes generated in quantities that are regulated by state or federal laws; and hazardous wastes generated in small quantities by households and small businesses, which include automotive lubricants and cleaners, paint preservatives and strippers, stain removers, pesticides, and many other products which may be poisonous, flammable, corrosive, reactive, explosive, or cancer causing. The definition includes any hazardous wastes defined by local, state, or federal agencies with jurisdiction in the Tahoe region; and when two or more definitions exist, TRPA will apply the more inclusive definition.

**Tree Removal**
Cutting down, killing, or materially damaging a tree.

**Trip Assignment Pattern**
An estimate of the paths used by vehicle trips to and from a location.

**Trip End**
A trip origin or trip destination. Trip ends, for a location, are the summation of origins and destinations.

**Trip Generation Rate**
The number of motorized vehicle trip ends for a location.

**Trip Reduction Credit**
See subparagraph 65.5.1.B.19.

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97 Proposed change from Goals and Policies related to LU-3.
CHAPTER 90: DEFINITIONS
90.2 Other Terms Defined

**Trip Table**
See subparagraph 65.2.3.H.

**TRPA**
Tahoe Regional Planning Agency, including the Governing Board and staff.

**TRPA Permit**
A written statement by TRPA of project approval.

**Unit**
_A single quantity regarded as a whole in calculation._

**Uncommon Plant Communities**
Plant communities for which environmental thresholds have been established, and other plant communities designated as uncommon and unique.

**Upper Montane Zone**
Lands between 8,500 feet and 7,000 feet elevation.

**Unserviceable**
See subsection 82.3.4.

**Unused Allocation**
A residential allocation that does not mature into actual construction, including, without limitation, forfeited allocations, and case-by-case or prior approvals that expire without construction or where the parcel is sold or donated to an appropriate public entity.

**Urban Areas**
Those areas designated as residential, tourist, or commercial/public service by the plan area statements.

**Urban Interface (also referred to as the Wildland Urban Interface and the Urban Wildland Interface)**
See subparagraph 61.1.4.A.1.

**Urban Recreation**
See “Recreation (Urban).”

**Utility**
A public or quasi-public entity that provides gas, water, electricity, cable TV, telephone, or similar services.

**Vacant Parcel**
A parcel that is undeveloped or unimproved and has no established use.

**Vacation Rental**
A residential unit rented for periods of 30 days or less.

**Vanpool**
See subparagraph 65.5.1.B.20.

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98 Merriam-Webster Dictionary