

EXHIBIT A
TO THE STAFF REPORT

TRPA Staff Recommended Changes to the Proposed Amendments

TRPA staff recommend adoption of the proposed amendments to the Tahoe Basin Area Plan Implementing Regulations with the following changes in [blue text](#).

Placer County Tahoe Basin Area Plan Implementing Regulations, Page 3:

E. Design Review Required for Commercial, [Tourist Accommodation](#), and Multi-Family [Dwelling](#) Residential Development, and All Development in Designated Scenic Areas. No sign installation or construction, renovation, remodeling, reconstruction, demolition, or other alteration of a building, structure, or site shall occur before obtaining design review approval as set forth in Placer County Code Section 17.52.070(D), Procedure for Design Review Approval, of the Placer County Zoning Ordinance, [unless otherwise exempt from TRPA Code of Ordinance Section 2.3 Exempt Activities. Multi-Family Residential Development with 15 units or fewer, not in a designated scenic area, shall otherwise be exempt from Placer County Design Review requirements.](#)

[Design Review may provide for lesser CEQA environmental review if the project is exempt per applicable CEQA Guidelines exemptions or other State streamlining exemptions.](#)

Placer County Tahoe Basin Area Plan Implementing Regulations, Page. 328:

3.14 Banking, Conversion, and Transfer of Development

Programs for Banking, Conversion, and Transfers of Development are outlined in Chapter 51, Banking, Conversion, and Transfer of Development, of the TRPA Code of Ordinances. Additional provisions related to Transfers of Development are outlined in Subsections A and B below. [Any development rights banked and allocated by Placer County shall not be converted to another development right prior to approval by the Placer County Board of Supervisors.](#)