


**From:** Nick Exline <nick@exlineandcompany.com>  
**Sent:** 5/6/2024 11:33:34 AM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Cc:** Alyssa Bettinger <abettinger@trpa.gov>;  
**Subject:** Tourist Core Area Plan Amendment - May 8th APC V.B

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Good Morning,

I hope you are doing well. I am the planning consultant for the TCAP Amendment on the APC agenda on Wednesday. I wanted to provide you with a brief presentation for the benefit of the applicant.

Thanks,

 May\_APC\_ Area Plan Amendment

**Nick Exline**

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# Tourist Core Area Plan/Specific Plan Amendments APN 029-441-024

TRPA - Advisory Planning Commission  
May 8, 2024

# Amendment Benefits & Past Approvals



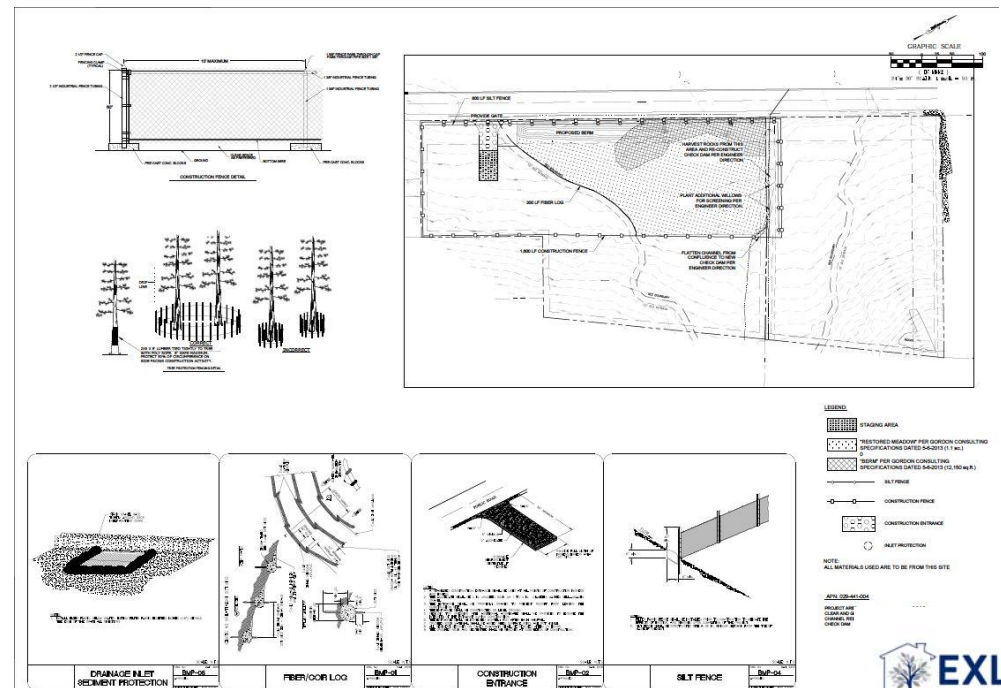
- **Inclusion of two (2) deed restricted housing units**
- **Project Density Established & Aligns with City of South Lake Tahoe & TRPA Goals/Policies**
- **Stream Environmental Zone (SEZ) Improvements - No Negative Impacts to Species**
- **Water Quality Improvements**
- **Tourist Occupancy Tax (TOT) Benefits - estimated at \$450,000 annually**
- **Multimodal, Walkable VMT Reducing Development**
- **Scenic Improvements**
- **No nexus between this amendment and parcel abutting Van Sickle access.**
- **The Rezoned Area is inaccessible to the public currently and will have no impact to existing Van Sickle trail use or parking enjoyment**
- **Approved by City of South Lake Tahoe Planning Commission**
- **Approved by City of South Lake Tahoe City Council**

# CSLT & TRPA Approved Project



# Stream Environment Zone (SEZ) Improvements

- SEZ improvements being installed per CTC and League to Save Lake Tahoe recommendations





# Scenic Improvements

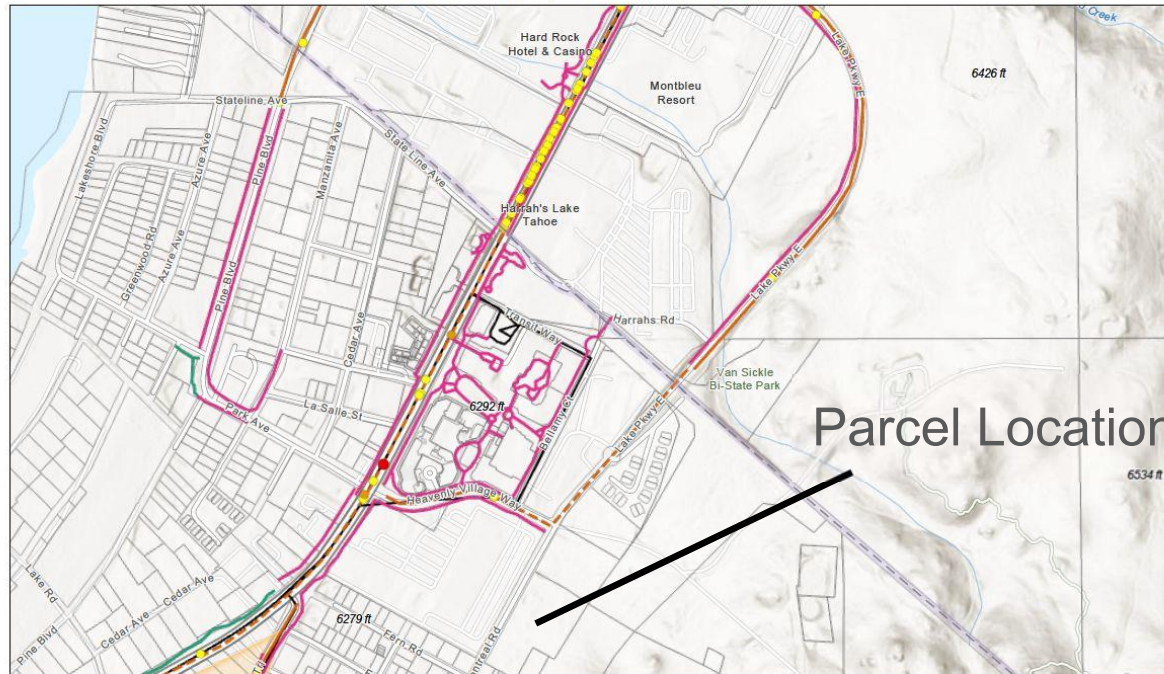
Power Station  
Visible from Montreal Rd.



# VMT Reduction Development

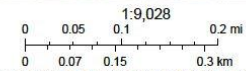


Tahoe Transportation Web Map



2/16/2024, 4:32:20 PM

- Community Priority Zones
- PED
- Severe injury
- Transit Network
- - - Proposed Active Transportation Facilities
- Other
- Existing Active Transportation Facilities
- - - 2
- Crashes (2013 to present)
- Fatality
- Parcels



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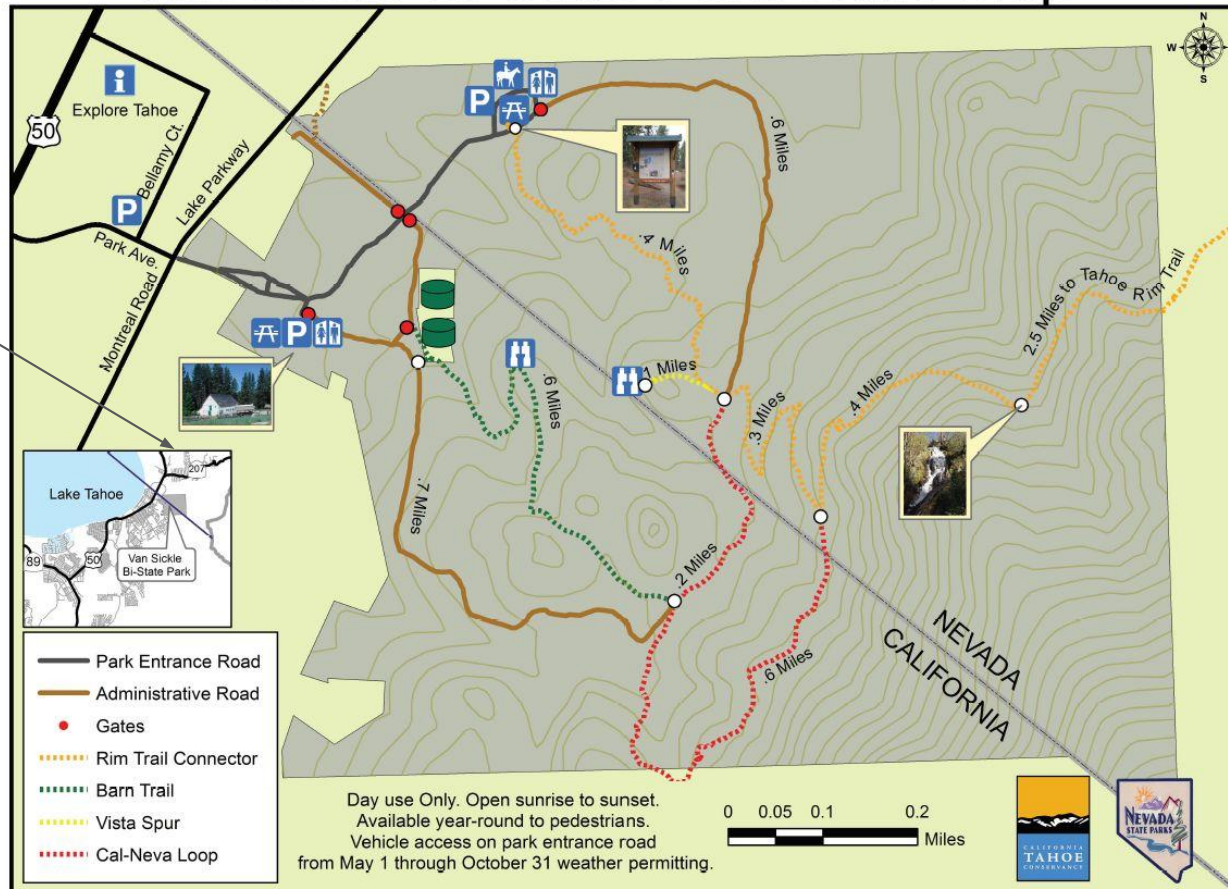
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# No Impact to Van Sickle Trail Usage

## Van Sickle Bi-State Park Trails Map

Approximate  
Parcel Location



# SEZ Restoration - No Environmental Impact

Suitable habitat for the yellow legged frog species is not present, and the database identified no known critical habitat in the project area. The project area was previously developed and about half of the surrounding parcels to the north, south, and west are developed with urban land uses (public service, commercial, park entrance).

Sierra Nevada yellow-legged frog and willow flycatcher have not been observed in the area according to the CNDDDB records and do not have suitable habitat within the proposed amendment parcels.

Therefore, implementation of the amendments and development would not result in the reduction in the number of any unique, rare, or endangered species of animals, including waterfowl.

Environmental Analysis: *No Impact.*

As mentioned previously, the proposed project will restore SEZ, which will establish an environmental & habitat benefit.





**Questions/Comments**