

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 Wednesday, February 10, 2021, via GoToWebinar**, the **Advisory Planning Commission** of the Tahoe Regional Planning Agency will conduct its regular meeting. Pursuant to the State of California's Executive Order No. N-29-20 and the State of Nevada's Declaration of Emergency Directive 006, the TRPA meeting will not be physically open to the public and all Advisory Planning Commission Members will be participating remotely via GoToWebinar. Please go to www.trpa.org for more information on how to participate. TRPA sincerely appreciates the patience and understanding of everyone concerned as we make accommodations to conduct business using best practices to protect public health. The agenda is attached hereto and made part of this notice.

February 3, 2021



Joanne S. Marchetta
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

Via GoToWebinar

February 10, 2021
9:30 a.m.

AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS

All items on this agenda are action items unless otherwise noted. Items on the agenda, unless designated for a specific time, may not necessarily be considered in the order in which they appear and may, for good cause, be continued until a later date.

Members of the public may email written public comments to the Clerk to the APC, tcampbell@trpa.org. All public comments at the meeting should be as brief and concise as possible so that all who wish to participate may do so; testimony should not be repeated. The Chair shall have the discretion to set appropriate time allotments for individual speakers (3 minutes for individuals and group representatives as well as for the total time allotted to oral public comment for a specific agenda item). No extra time for participants will be permitted by the ceding of time to others. Written comments of any length are always welcome. In the interest of efficient meeting management, the Chairperson reserves the right to limit the duration of each public comment period to a total of 1 hour. All written comments will be included as part of the public record.

TRPA will make reasonable efforts to assist and accommodate physically handicapped persons that wish to participate in the meeting. Please contact Tracy Campbell at (775) 589-5257 if you would like to participate in the meeting and are in need of assistance.

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<https://support.goto.com/meeting/help/download-now-g2m010002>.
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2. Find the link to the meeting at <https://www.trpa.org/document/meetings-notice/>. Clicking on the GoToWebinar link will open the GoToWebinar app automatically and prompt you to register for the meeting. Please register with your first and last name so that you may be identifiable in the event you would like to make public comment.



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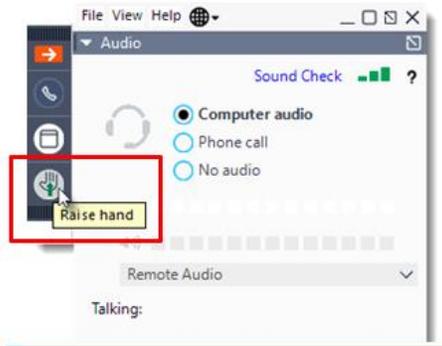
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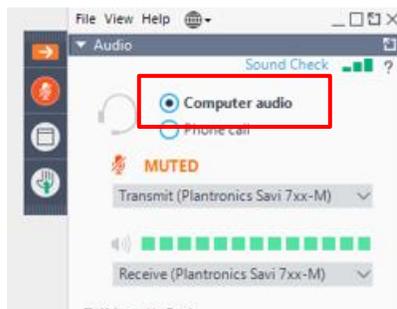
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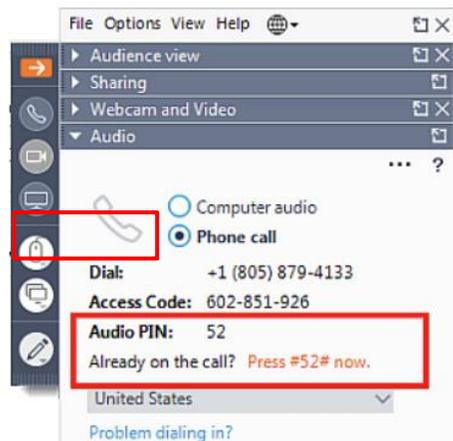
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5. At the appropriate time for public comments, you will be able to "raise your hand" by clicking on the Hand icon located on the tab to the left of your GoToMeeting control panel and a TRPA staff member will unmute you and indicate that you can address the Advisory Planning Commission.



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instructions and a unique PIN that will identify you. Please contact TRPA admin staff at virtualmeetinghelp@trpa.org or call (775) 588-4547.

IV. DISPOSITION OF MINUTES

V. PUBLIC HEARINGS

- A. Placer County Tahoe Basin Area Plan Amendments: **Recommendation Page 1**
To encourage more workforce housing development, expand opportunities for additional multi-residential land uses where already allowed and in community service districts, align allowable multi-person densities with multi-family densities, remove limitation on affordable housing to “seniors” from four subdistricts, and update accessory dwelling unit requirements

VI. REPORTS

- A. Executive Director **Informational Only**
1) Upcoming Topics **Informational Only**
B. General Counsel **Informational Only**
C. APC Members **Informational Only**

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

GoToWebinar

December 9, 2020

Meeting Minutes

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Chair Mr. Ferry called the meeting to order at 9:30 a.m.

Members present: Mr. Callicrate, Mr. Comba for Ms. Carr, Mr. Drake, Mr. Drew, Mr. Ferry, Mr. Grego, Mr. Guevin, Mr. Hill, Ms. Jacobsen, Mr. Letton, Mr. Plemel, Ms. Roverud, Ms. Stahler, Mr. Teshara, Mr. Young

Members absent: Mr. Alling, Mr. Booth, Mr. Smokey

II. APPROVAL OF AGENDA

Mr. Ferry deemed the agenda approved as posted.

III. PUBLIC INTEREST COMMENTS

None.

IV. DISPOSITION OF MINUTES

Mr. Ferry moved approval of the October 14, 2020 minutes as presented.
Motion passed unanimously.

V. PUBLIC HEARINGS

- A. Tahoe Valley Area Plan Amendments in the City of South Lake Tahoe: Modify various policies, design standards, and substitute standards including roof pitch and height, building design, parking demand, coverage transfer, and related topics to encourage workforce housing development

Mr. Conger provided the presentation.

Mr. Conger presented a package of proposed amendments to the Tahoe Valley Area Plan. These amendments are necessary to make an important, affordable housing project, viable. The amendments primarily deal with building design and development standards, and were drafted so that they would not interfere with environmental standards.

Mr. Conger said that affordable housing has been a major focus, at both the state and regional levels. Housing is an important component of TRPA's Regional Plan, which includes goals and

policies that call for development of housing for Tahoe's workforce in close proximity to Town Centers. The Regional Plan also calls for TRPA to regularly review its policies and regulations to remove any barriers preventing the construction of affordable housing.

The State of California has been pushing hard for on-the-ground results, by implementing new streamlining and incentive statutes. Through the State Department of Housing and Community Development, the state administers a system where they provide regional planning agencies with an allocation of the number of affordable units they are to plan for, which in turn gets passed down to each county and city. Last year, the Governor issued an executive order calling for state surplus lands to be identified for affordable housing development.

We are particularly fortunate in that out of 44,000 possible parcels screened under the Executive Order, two parcels within South Lake Tahoe, owned by the California Tahoe Conservancy, received particularly high scores on the suitability criteria. These parcels are considered 'asset lands', which are buildable parcels that are available to support revitalization of Town Centers, or furtherance of other state or regional goals. Once the sites were selected, the California Department of General Services released a Request for Proposals seeking a developer. The developers were selected in June, and we recently received an application for a 248-unit residential community on these parcels, to be known as Sugar Pine Village. The project also includes public service uses like child day care and office space for nonprofit organizations.

As with most affordable housing developments, there are time constraints that Sugar Pine Village must face. To be competitive for grants and tax credits, the project needs to receive all permits by January. The Executive Order also requires that the project start construction within 2 years of developer selection.

Fortunately, projects like Sugar Pine Village are able to use new state legislation that streamlines permitting and provides incentives to qualifying affordable housing projects. This helps to expedite city level permitting, but there is no parallel regulation at the TRPA level that allows, for example, waiver of a design standard. There is, however, an opportunity to amend the development standards in the Tahoe Valley Area Plan in a way that does not affect environmental conditions, but does help to make affordable housing projects like this viable. We have developed a package of amendments that we think does just that, and would enable this project to meet its deadlines for permitting.

Because the City has the ability to grant concessions and waivers, you will not see the City take action on this item first, as is normally the case with area plan amendments. The City has requested that TRPA take on the role as lead agency for this amendment.

The proposal would amend the Tahoe Valley Area Plan. The changes fall into three categories: building design, parking, and coverage transfer. These changes are focused on the area plan's design and development standards, and so the scope of the effect is limited to the Tahoe Valley Area Plan. There are no changes proposed to zoning, land uses, building height, or boundaries. And there are no proposed changes to the Code of Ordinances. These types of broader changes are likely to come out of the housing working group that is currently exploring various policy options to promote workforce housing. As evaluated in the Initial Environmental Checklist, the

amendments have been drafted in a way that they would not interfere with attaining and maintaining environmental thresholds.

The Tahoe Valley Area Plan covers almost 400 acres near the intersection of US 50 and State Route 89 in the western portion of South Lake Tahoe. This area is commonly referred to as “The Y.” The Sugar Pine Village parcels are within the area plan’s mixed-use zone and are located near Tata Lane and Lake Tahoe Boulevard, just west of The Y.

The Tahoe Valley Area Plan was adopted in 2015 subject to the provisions of the 2012 Regional Plan Update. It is a component of both The TRPA Regional Plan and the City’s General Plan. The Tahoe Valley area includes a Regional Plan designated Town Center, and many of the incentives available to Town Centers, like increased density and height, have already been included in the area plan. The area plan has its own set of design and development standards, which are the focus of the proposed amendments. Height and use standards are set based on 7 different zoning districts. Because it includes a Town Center, and has access to existing retail and transit services, the Tahoe Valley area presents an opportunity for infill workforce and affordable housing.

Knowing that an application was forthcoming for Sugar Pine Village, TRPA staff worked with City staff and representatives of the selected developers to identify amendments to the TVAP that would make development of affordable housing projects more viable. We identified four key opportunities.

First, the Area Plan could allow administrative reduction of parking demand ratios. Secondly, a couple of building design standards, which appear to be focused on commercial-based development could be waived for residential development. Third, roof design standards could be relaxed, so that development of a third story would be possible without increasing building heights. Finally, the area plan could allow mixed-use developments to transfer coverage based on the requirements for the component uses. So, a mixed-use project involving residential and public service would not be held to a standard that is actually focused on commercial and tourist-accommodation based development. These opportunities helped to frame the proposed amendments.

As mentioned, the proposed amendments fall into three categories:

- Building Design
- Parking
- Coverage Transfers

Firstly, building design. The first two standards include roof design and the ability to achieve a third floor. The area plan currently requires a minimum roof pitch of 5:12. The proposal would reduce that to 3:12.

Minimum roof pitch requirements are intended to promote a mountain architecture theme, but we have found for example, that it has the unintended effect of increasing building volume, which then must be heated in the winter. So, there are potential greenhouse gas implications. The mountain architecture theme can still be achieved with shallower roof pitches, because other design standards require such things as natural materials, and building articulation. In

recognition of these issues, the Governing Board recently approved a similar reduction to roof pitch in the Bijou / Al Tahoe Community Plan.

In addition to the roof pitch requirement, there is also a relatively unique standard that regulates roof height. At least 40 percent of a building's height must be comprised of roofing. Under the proposal, this standard would be eliminated. The Scenic Resources section of the IEC addresses these changes. The discussion there finds that application of other area plan guidelines and standards will still ensure that building design is sufficiently articulated to break up the massing.

The next two building design standards deal with development at the corner where two streets intersect. One standard requires that development occur at the setbacks, for 50 feet in each direction at any corner. The other standard requires a 45-degree angled entrance with architectural treatment at the corner. This is desired building form for most commercial buildings, but these prescriptive standards do not allow for variations in building design that are more common with residential-based development. Relaxing these standards would allow for more flexible residential designs that allow for internal circulation and better respond to the site.

The proposal would alter these standards so they would no longer apply to residential development, or when it would result on encroachments to Stream Environment Zones. They would continue to apply to commercial and tourist accommodation uses.

With regard to parking, the substitute parking standard presently refers back to the City's Municipal Code. The Municipal Code allows for parking adjustments, but only under a discretionary land use permit with a public hearing before the Planning Commission. Requiring a discretionary public hearing for parking adjustments is inconsistent with state requirements for qualifying affordable housing projects. The proposal would address this by modifying the substitute standard, to allow the City Director of Development Services to approve reduced parking ratios when a parking study supports the reduced ratios, and ongoing parking management is ensured. In circumstances where the city is prohibited from imposing parking standards, TRPA would take on that role and approve the reduced parking ratios.

The next category is transfers of coverage. The issue we are trying to deal with here stems from the fact that many affordable housing developments, also include support services like child day care, which are classified as public service uses. Individually, the uses are eligible for 1:1 transfer of hard, soft, and potential coverage. But taken together, they are considered mixed-use, and lose that eligibility. The proposed language would allow mixed-use developments to transfer hard, soft, and potential coverage at 1:1, when all of the component uses are eligible for such transfer. Mixed use development involving commercial or tourist accommodation uses, would continue to follow TRPA Code of Ordinances procedures for those uses.

An Initial Environmental Checklist was completed for the proposed amendments. The document relies largely on the environmental analysis done for the area plan adoption, and for the Regional Plan Update, and focuses on the specific changes being proposed to the Tahoe Valley Area Plan. The IEC concludes that no significant impact would occur from the amendments.

In conclusion, the Tahoe Region has been presented with a major affordable housing opportunity. To make this project viable, a few amendments are needed to the Tahoe Valley Area Plan. These amendments target development standards that apply only to the Tahoe Valley Area, while keeping existing environmental protections in place. Finally, approval of this package of amendments will help the Sugar Pine Village project to meet several time constraints and deadlines.

Staff recommends that the Advisory Planning Commission recommend Governing Board adoption of the Findings in Attachment D, including a Finding of No Significant Effect.

Staff further recommends that the Advisory Planning Commission recommend Governing Board adoption of the ordinance amending the Tahoe Valley Area Plan as set forth in Attachment H.

Presentation can be found at:

[Agenda-Item-No-V.A-TVAP-Amendments.pdf](#)

Commission Comments & Questions

Mr. Grego requested more discussion on the proposed reduction of ratios for parking, and asked if that was dictated by our recommendation, or just another option for the City planners.

Mr. Conger responded that currently, the only way to obtain reduced parking ratios, would be to conduct a public hearing before the Advisory Planning Commission. California Senate Bill 35 (SB-35) does not allow for discretionary hearings. This proposal attempts to create a pathway to reduce the parking ratio without a discretionary hearing. That can be done through the approval of the Development Service Director approval. Alternatively, in cases where the Development Service Director is prohibited from applying parking standards, it could be done through the Tahoe Regional Planning Agency, subject to three things:

- A parking study, that supports a reduced parking ratio
- A parking management plan, that includes monitoring
- A title deed restriction, that ensures ongoing parking management for the life of the project

Mr. Grego noted that it is not mandated, but that discretion is provided to change the ratios. He said he would like to see that parking studies are required before such action is taken because we need to be practical, and asked what the current standard is.

Mr. Conger said that the current City of South Lake Tahoe standard is two cars per unit. Under SB-35, depending on the location, either zero or one car per unit would be required.

Mr. Marshall clarified that while the Developer was not required to seek reduced standards, this proposal provides an opportunity for those standards to be considered and approved consistent with California law, while also respecting the TRPA's jurisdiction.

Mr. Callicrate stated that parking is at a premium. He questioned whether the 1:1 parking ratio was practical, and if there would be additional parking on the site for visitors etc. He said that for

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current and future needs, there needs to be a way to accommodate additional parking. The reality is that people are not going to get out of their cars and transportation issues are already critically and woefully behind what is needed.

Mr. Grego said that the parking provision should be eliminated, and that reduced parking was not realistic due to the fact that public transportation is inadequate.

Mr. Teshara responded that the principal difference is that this is a deed restricted, affordable housing project. The project is located within an area plan where density, proximity to services, transit/trail routes are accessible. The whole purpose is to allow the residents to have fewer or not any, cars. He thinks that the parking element outlined in the proposal is fundamental to the project, and would not be in favor of eliminating it.

Ms. Jacobsen agreed with Mr. Teshara, and said that Placer County were also working to look for opportunities in town center communities to reduce parking.

Mr. Drew asked for confirmation that the proposal does not eliminate the parking requirement, but that it allows for parking to be considered on a regional basis.

Mr. Conger said that there is always the opportunity to implement a more regional parking solution. Currently, the parking is specific to the municipal code. This proposal adds an alternative procedure to allow for parking reductions on a case by case basis, subject to:

- a parking study
- ongoing parking management with monitoring
- deed restriction to ensure ongoing parking management

Mr. Drew responded that are several important points for consideration. Firstly, while we currently have suboptimal public transport/multi-modal options, it has been demonstrated over time that in many places around the lake, we have more parking that we actually need. The challenge is that the parking is not always located where we actually need it. As a result, we have been determining parking requirements on a project by project basis. We therefore need to be careful about limiting the parking options on projects such as this, because if we continue to move forward on a case by case basis, we may end up with more parking than we need, poorly located parking, and are unable to consider transit oriented development. He encouraged the group to think about what provides the flexibility to the City, and to TRPA, to address the ongoing issues with transit and parking.

Mr. Young said that developing alternatives to everyone needing a parking space was a top goal for transportation teams in the basin. But as we sit here today, the parking spaces are needed. This is an interesting transition period, and he appreciates the effort to provide flexibility.

Ms. Stahler said that similar to the California Tahoe Conservancy, the State of Nevada maintains ownership of nearly 500 urban lots in the Lake Tahoe basin. She was struck by the innovation and creativity in transforming some of these state owned assets into parcels that can be used to promote basin-wide aspirations. Affordable housing is important to the basin and sorely needed. She commended the City of South Lake Tahoe, TRPA and the CTC, for pursuing this opportunity.

Ms. Stahler said that the issue is not whether to approve, or deny reduced parking. The issue is that under SB-35, the project would not be able to move forward if a discretionary hearing to address parking were in place. She would not want to prevent the project moving forward based on that. The question therefore is, do we agree with this three-fold approach, and do we think that those solutions will address the perceived parking concerns. Ms. Stahler asked staff if they had any information to show that a parking study would evaluate concerns regarding the spillover effect of people parking in environmentally sensitive areas; and, if they had any examples of a successful model where parking management, monitoring, and deed restrictions could show parking being managed appropriately without unintended consequences or environmental effects.

Mr. Conger responded that the parking study would review the vehicle ownership rate for similar projects, to arrive at a number of vehicles owned per residential unit. The proponent for this project has performed a parking study and is proposing a reduced parking rate. With regard to examples of successful parking management programs within the basin, Mr. Conger is not aware of any local examples with a similar requirement. The parking management plan could include parking passes, parking charges (separate from rent), bikeshare, carshare, subsidized transit passes. One of the reasons to require monitoring, is to ensure that the parking management plan achieves the desired effects.

Ms. Roverud added her thanks to TRPA staff for bringing this item forward for review. With respect to parking, the experience of the City of South Lake Tahoe has shown that parking issues are seen at older multi-family properties, where there is no effective onsite management. By comparison, affordable housing projects are under more scrutiny, and are subject to long term property management and maintenance. Typically, this is a function of the conditions of approval as part of the relevant permit, but it is also tied to the funding source. When there is public funding involved, long term monitoring (typically 50 years) is also required. They have not seen parking issue at projects in that category (deed restricted, affordable housing, with long term monitoring), where onsite management educate and enforce parking requirements for tenants. A good example is the Sierra Gardens affordable housing project, adjacent to the proposed project.

Mr. Drake said this is the right project, on the right site, at the right time. In terms of parking, our models of transportation are changing rapidly. Without getting too futuristic, now is the time to skinny up our parking, and this is an example of a project where we can do that. It meets the needs of the project and can keep a good project moving quickly. Ongoing monitoring, versus significant, upfront, parking requirements for individual projects is where we need to be moving. He strongly supports the supports the project and proposed amendments.

Mr. Teshara said that this project is a high priority for the City of South Lake Tahoe housing plan, as identified in the South Shore Housing Action Plan in the South Shore Housing Needs Assessment. It is consistent with goals for affordable housing for the South Shore, and therefore, also a high priority for the State of California, under SB-35.

Public Comments & Questions

Mia King, Developer, Sugar Pine Village, thanked Mr. Conger for his presentation and thanked the APC Members for their input and forward thinking. This project is the culmination of a series of focus group meetings and active participation and coordination with the Tahoe Regional Planning Agency, the City of South Lake Tahoe, the California Tahoe Conservancy, and the State of California.

Ms. King said that the project is trying to take advantage of SB 35 by meeting the Governors initiative timeline to break ground in two years. At the same time, they get to demonstrate how they can think about sustainability and resiliency when providing new housing in town centers.

Ms. King said she very much applauds the work done to date on the Tahoe Valley Area Plan with regard to density and height; tweaks that are necessary to take full advantage of the existing zoning.

In reference to earlier comments about parking, Ms. King said that a parking study was submitted, and that the plan exceeds the study recommendation. As deed restricted affordable housing, the project also requires considerable oversight and onsite property management. The project will have three onsite management staff, available 24/7. Ms. King stressed that the project is located on Lake Tahoe Boulevard, home to the new class 1 bike trail. The big focus of this project is multi-modal transportation, and will include several multi-use trails through the property. The project is also looking at a minimum of two indoor secured bike parking spaces per unit, in addition to secured outdoor bike parking.

Chase Janvrin, Program Manager, Tahoe Prosperity Center voiced support on behalf of the TPC for the proposed amendments to the Tahoe Valley Area Plan. Mr. Janvrin said that for decades, new, high quality, and especially, affordable, developments have been hampered by building restrictions. This project offers a unique opportunity to build a truly impactful, affordable housing development. The Tahoe Prosperity Center applauds TRPA's continued commitment to making affordable workforce housing a priority, and being willing to review some restrictions in the name of progress. Mr. Janvrin said the proposed amendments are worthy changes to the existing area plan, in exchange and for allowance of providing housing for our local workforce.

Commission Comments & Questions

Mr. Grego asked what mechanism is in place to correct the situation in the event that the parking proves to be inadequate. Mr. Conger responded that mechanisms will be built into the agreement recorded on the deed restriction. These mechanisms could include a requirement for additional offsite parking or a shared parking agreement with a neighboring property. Mr. Grego asked Mr. Conger if he had seen local examples where a project proved to have inadequate parking and the developer was compelled to take corrective actions. Mr. Conger replied that he is relatively new to the basin and is not aware of local examples.

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Ms. Roverud made a motion to recommend Governing Board approval of the required findings, including a finding of no significant effect, for adoption of the draft amendments to the Tahoe Valley Area Plan as provided in Attachment D.

Mr. Teshara seconded the motion.

Ayes: Mr. Callicrate, Mr. Comba, Mr. Guevin, Mr. Hill, Mr. Plemel, Ms. Stahler, Mr. Teshara, Mr. Young, Mr. Drake, Mr. Drew, Ms. Jacobsen, Mr. Letton, Ms. Roverud, Mr. Ferry

Nays: Mr. Grego

Absent: Mr. Alling, Mr. Booth, Mr. Smokey

Motion carried.

Ms. Roverud made a motion to recommend Governing Board adoption of Ordinance 2020-___, amending Ordinance 2015-05, as previously amended to amend the Tahoe Valley Area Plan to include the changes referenced in Attachment H.

Mr. Teshara seconded the motion.

Ayes: Mr. Callicrate, Mr. Comba, Mr. Guevin, Mr. Hill, Mr. Plemel, Ms. Stahler, Mr. Teshara, Mr. Young, Mr. Drake, Mr. Drew, Ms. Jacobsen, Mr. Letton, Ms. Roverud, Mr. Ferry

Nays: Mr. Grego

Absent: Mr. Alling, Mr. Booth, Mr. Smokey

Motion carried.

VI. PLANNING MATTERS

A. Briefing on 2019 Threshold Evaluation and TRPA's Digital First Initiative

TRPA Research and Analysis Division Manager Ken Kasman provided the presentation.

Mr. Kasman presented on some changes the Research and Analysis team are making to TRPA's systems and processes as part of the Digital First Initiative, and changes to the upcoming Threshold Evaluation.

The Digital First Initiative is an organization wide, multi-year evaluation and re-thinking of TRPA's technology and systems to proactively reimagine how we use technology, drive efficiency, innovation, and creativity, and how we automate our processes to become a more connected, streamlined, efficient and paperless agency. It is also about how we use these digital tools to solve problems, simplify find, analyze, and share information, and how we collaborate internally and externally. This work started years ago. The agency created the Research and Analysis division in 2013, and the 2014 Strategic Plan included two key pillars:

1. To operate as a high performance organization
2. To use the best information, data, and science for decision making and accountability

Technology and data systems build capacity for staff, partners, and the public, to better plan, and to achieve and maintain thresholds more effectively and efficiently. As part of the Digital First Initiative, TRPA are evaluating all of our information resources. TRPA is well positioned for this digital transformation. This initiative spans the agency, but this presentation highlights the work in a just couple of areas and divisions.

Digital transformation is a buzz word that means many different things to different people. For TRPA it means digitizing the 50 plus years of paper records to bring valuable information into our systems for analysis. It also means digitizing our systems and processes, creating new records electronically, connecting our databases and information platforms, and automating and streamlining our processes, to ultimately transform agency practices and frame them in a digital first way.

Staff have been dedicated to converting existing documents, beginning by digitalizing agency records, and entering data to uncover information using the Lake Tahoe Info platform, the EIP Tracker and the Parcel Tracker. Since 2013, all issued permits are digitized, and all data is entered into TRPA systems. More than 12,000 project files have been scanned, information has been updated on over 25,000 parcels, and more than 1,000 requests for parcel information updates have been processed.

Several years ago, the need to change the way we do business was recognized, and a transition to electronic submittals and permitting began. When COVID-19 hit, we accelerated our digital transition, expanding electronic submittals, reviews and permitting, accepting, and using electronic signatures, and holding virtual meetings, town halls and webinars. Because of I.T. investments made over the past several years, all staff already had laptops and phone equipment to support remote working. Core systems are internet accessible or cloud based, and secure direct access to TRPA network is available from home.

There are many things that we have learned and done in 2020, that we want to continue post-pandemic. Prior to COVID-19, we had 8 applications available for electronic submittal using the citizens access site. Today, we offer 33 application types for electronic submittal. In recent years, application to TRPA have increased, and 2020 was even higher. For the third quarter of 2020, applications are up 13% compared to Q3 2019. Project applications have seen a 33% increase, and more project applications were received in the first three quarters of 2020 than the whole of 2016 and 2017. Planners have processed over 3,000 phone calls in 2020, representing a 40% increase. Electronic submittals have sky-rocketed to nearly three quarters of all submittals in the third quarter of 2020. Electronically submitted project applications have more than doubled since the beginning of COVID-19, and 60% of verification and banking applications were submitted electronically in Q3 2020.

Tree removal applications continue to be a shining example of electronic submittal, review and permitting. In the third quarter of 2020, 93% were submitted electronically, and all of the 12,000+ tree removal were reviewed and had permits issued electronically.

Field inspections are another key highlight of the digital transition. Using connected iPads and the ability to add photos for inspections, and being able to access scanned project files and site

plans from the field, the compliance team completed over 2,100 inspections this season. They also investigated over 100 complaints, and processed over 200 grading season exemptions.

Along the way, the lessons learned have been both positive and negative. We have found that electronic reviews can be much more efficient. Everything is in one place and can be reviewed together. There are also significant time savings for staff in not having to enter information into the system or process payments, and for applicants, who can avoid trips to the office, saving paper, time, and vehicle trips. On the back end, there is no need to scan documents since everything is already electronically filed.

We learned it is important to document processes and workflows, file routing, and to plan how files will be handled on receipt. It is also critical to have capability for electronic stamps and signatures. A google document was created to manage incoming documents and assignments to ensure nothing fell through the cracks. It takes time to train and manage staff and customers, and guides were developed for complex steps within the application process. Many applications are incomplete on submission, so providing the flexibility for staff to add missing items is important. Not everyone will use electronic submittal and/or e-payment, so a dropbox is also provided for paper applications.

It is important to coordinate with technical staff, to plan the roll-out, and to use the opportunity to rethink the applications. Don't just replicate the paper forms, but think about how you would create them from scratch in a digital world.

Behind the scenes work has been performed by the GIS team, who have maintained our mapping systems and created web apps and story maps.

As many of you know, the Lake Tahoe Info platform, started with the EIP Project Tracker. Learning from mistakes of the earlier system, the platform started small and focused and each piece was built modularly, at the speed of trust. As opportunity and funding arose, we continued to build the platform organically. Over the past several years, services have expanded, and existing tools have been maintained and updated. The EIP Tracker was completely overhauled this year to coincide with the EIP update and the new action priorities of the EIP.

TRPA also took a novel approach in placing an open source license on the EIP Tracker and Stormwater tools, which allows other agencies to access the source code and develop their own programs. These agencies save significant time and cost, and in exchange, TRPA receives new features from the investments made by licensees. The open source tool is named ProjectFirma, and today there are nine agencies in five states actively using the platform, with a few prospective new ones in the pipeline. Together, licensees have invested over three million dollars into developing tools and enhancing the platform, and TRPA has received nearly ninety thousand dollars in functionality for the EIP Tracker and stormwater tools. From all of this work, we have created a community of users, many of whom, have modelled their programs on the Lake Tahoe EIP.

As work continues on Lake Tahoe Info, the EIP Tracker, and ProjectFirma in the Tahoe region, we recognize the need to connect the partnerships actions and accomplishments, to the indicator monitoring data, and to our goals in environmental health for the region - to better analyze the

outcomes of our work, and to better understand the effect that TRPA's permitting actions have had.

Every four years, TRPA leads the development of a threshold evaluation that assesses the ecosystem health relative to the adopted standards. This evaluation documents the regions progress towards achieving our shared goals. TRPA will release the seventh comprehensive threshold evaluation in early 2021. The reporting process draws on the monitoring work and expertise of federal, state and local agencies, academic institutions, local businesses and private consultants. It provides a comprehensive overview of the environmental health of the region as indicated by the more than 150 standards. The evaluation will look different this year. Taking its cues from TRPA's Digital First Initiative, it will be an online, interactive dashboard, representing the best practice in informing the public, decision-makers and stakeholders. As we move into this digital era, we believe this format is better and more digestible, making the information more accessible and meaningful, and better linking regional actions to outcomes.

Mr. Kasman presented a walkthrough of the new nested format, which allows stakeholders to see the results at a high level, and then to drill down into the detail as desired.

Mr. Kasman said that, while we do not yet have specific details to share, incremental progress towards attainment has been recorded in each of the six previous threshold evaluations, and we anticipate that this evaluation will show the same. At the same time, the threshold will also call out some areas in need of focused work and some areas of uncertainty as we face the future in response to changing climatic conditions.

Presentation can be found at:

[Agenda Item No. VI.A Digital First Initiative.pdf](#)

Commission Comments & Questions

Mr. Ferry thanked Mr. Kasman for his presentation and said he was pleased to see TRPA continue to innovate and move to a digital world. He said he uses LTInfo constantly, and is excited about the upcoming Threshold Evaluation.

Mr. Guevin said he appreciated the willingness of TRPA to stretch the envelope and to be so partnership and collaborative oriented, not only within the basin, but with other partners who face similar issues around the country.

In reference the new nested format of the Threshold Evaluation, Mr. Guevin commented that it was a great new approach, but it looks like something that might generate more questions. He asked if there was a place to request additional information, or to contact a staff member to answer specific questions. Mr. Kasman responded that one of the cornerstone elements of Lake Tahoe Info is the inclusion of links to request support. There will be links in the dashboard which enable automatic emails to staff for any questions. In addition to the dashboard, an executive summary report will be produced to provide a synthesized version of the Threshold Evaluation.

Mr. Teshara said that he concurred with his colleague's comments on an outstanding presentation, and commended the agency for thinking forward. As someone who has struggled through many pages of

Threshold Evaluations in the past, he is excited about a streamlined approach that will make the information more accessible. It is great for all the partners in the basin, including the private sector, and sets a good pace for how to move into the digital age.

Ms. Jacobsen said she really appreciated TRPA's collaboration and dedication to transparency. She likes the threshold dashboard; it is forward facing and makes the information easily available.

Mr. Hill said that as a contributor to the first three Threshold Evaluations, he is thrilled to see where the agency is headed. One thing he has been interested in, is translating the data and information into decision making and potential policy changes. He asked if there were any examples of how this information gets looped back into decision making. Mr. Kasman said that in the next presentation, Sean Tevlin, will be walking through some specific monitoring programs, and some of the connections to management actions that have resulted from the data. He added that one of the core elements of the four year Threshold Evaluation is to use that information to go back and evaluate the regional plan and policies to see if there are other things that we can or should be doing, or areas that should be prioritized. The benefit of the dashboard is being able to better connect, and to see the effect of specific projects and programs. Mr. Hill agreed that when you can see the data, and drill down to pinpoint problems, there is more opportunity to identify EIP projects or approaches that might be able to address specific issues.

Mr. Letton asked who to contact with more question about the ProjectFirma platform. Mr. Kasman responded that he can make an introduction to Sitka Technology Group to provide more information.

B. 2020 Monitoring Update

Mr. Tevlin, TRPA Environmental Specialist, provided the presentation.

Mr. Tevlin said he runs the TRPA Field Monitoring Programs and is going to talk about some of the highlights of the 2020 Field Season, with an emphasis on how the data goes into making management decisions.

The field team implemented COVID-19 safety protocols which allowed them to get into the field and perform monitoring work. They were able to complete all necessary tasks, and also took over some critical data set work on behalf of partners who were unable to work in the field.

Data was gathered for Wildlife, Noise, Air Quality, Bicycle/Pedestrian, Tahoe Yellow Cress, Streams, and Stream Environment Zones.

Wildlife: TRPA is directly in charge of monitoring Osprey, Bald Eagle and Peregrine Falcon. Nest numbers remained steady for Osprey and Bald Eagle. There was a new Bald Eagle nest near Camp Richardson, which is the first successful new nest in several years. Peregrine Falcon numbers continue to recover from near extinction in 2008 to five active nests in 2020. The big highlight for this year was working with partners on signage and outreach to reduce climbing and hiking impacts at Castle Rock during the critical nesting season. This was a good example of where monitoring data went into a management decision, and led to a successful outcome.

Noise: 40 noise monitors were installed for the required standard noise monitoring in plan areas and on highways, with nothing out of the ordinary to report. There was increased noise monitoring as part of the Shoreline Plan implementation. A big part of the plan is to reduce the impacts of boat noise. The field team worked with boat crew to identify 38 likely noise violators and send compliance notices to the owners. It is only the second year of implementation but they hope that as more boats are removed from the lake or brought into compliance, the noise incidents will reduce. This is another good example of monitoring data driving a management decision.

Air Quality: The field team continued regular maintenance and operation of multiple air quality sites around the Tahoe Basin, monitoring five different pollutants (CO, NO, Ozone, Particulate Matter, Visibility). The two main takeaways this year are that overall trends continue to improve, but extreme events are getting worse from fires outside the basin. This highlights the importance of forest health initiatives.

Bicycle/Pedestrian: The field team manages 30 counters around the basin. Despite COVID-19, 2020 counts were very similar to 2019 counts. Summer 2020 was less busy than 2019, but Fall 2020 was busier than 2019. There were also big differences depending on location. Overall, the South Shore was less busy than the North Shore. In terms of the data driving management decisions, this data was used by recreation partners to manage recreation sites, and was also used to make the case for more bike trail investment. For example, the Meeks Bay Trail saw an increase of 400% in users per day following the completion of the new bike trail.

Tahoe Yellow Cress: The field team and basin partners conduct an annual survey to monitor the overall population. 2020 numbers continue to low (the lowest since 2000) due to high lake levels. This is not unexpected since the lake level has also been high. The low numbers did initiate protection actions under the Tahoe Yellow Cress management plan. These actions include fencing and homeowner outreach.

Streams: The normal stream bioassessment continued across 40+ sites in 2020. The bioassessment monitoring is increasing being used by project implementers to assess restoration effectiveness and project impacts. Of the seven restoration sites sampled in 2020, six were very healthy. This is another example of monitoring data being turned into management decisions.

Stream Environment Zones: SEZ monitoring focuses on meadows, marshes, wetlands, riparian areas, fens, and streams. In 2020, the field team completed a three year project to assess current SEZ conditions across the entire Tahoe Basin (SEZ Baseline Condition Assessment). The results of this assessment will be used to set a new science based SEZ Threshold.

After 2016, it became clear that there was no basin-wide monitoring of SEZs. In 2017, TRPA obtained an EPQ Healthy Watershed grant to help develop the SEZ monitoring program. As part of this grant, TRPA initiated a Technical Advisory Committee (TAC), and brought in local experts to provide technical assistance for the development of the SEZ monitoring and assessment program. To set a new SEZ threshold, they needed to understand current SEZ conditions. Over the last two summers, TRPA staff has spent time in the field gathering data to complete the baseline assessment. Several partners have been involved in the process: USFS, CTC, CA State Parks, Lahontan Water Board, Nevada Division of Environmental Protection, US EPA, League to Save Lake Tahoe, Bureau of

Reclamation, City of South Lake Tahoe, Tahoe Resource Conservation District, US Army Corps of Engineers, Nevada Resource Conservation District.

The Technical Advisory Committee took five steps to assess current SEZ conditions:

1. SEZ TAC members agree on the most important functions SEZ can provide
2. Choose measurable indicators related to these important functions
3. Choose methods to measure the indicators
 - Methods need to be repeatable and feasible given budget / staff
 - Whenever possible, utilized existing methods / protocols from other programs
4. Gathering the data
 - A combination of field data and remotely-sensed data was used
5. Making sense of the data
 - Raw data on its own means very little; it needs to be put in perspective
 - Data was “scored” A through D using existing scoring systems wherever possible

As a result of this work, there is now a scorecard for each SEZ in the Basin.

The preliminary results of the first ever SEZ Baseline Condition Assessment mean that they can now assess the current conditions of SEZ on a basin-wide scale with scientific evidence. The baseline assessment shows that 49% are “A” very healthy, 23% are “B” healthy, 8% are “C” degraded, and 17% are “D” very degraded. The SEZ Baseline Condition Assessment lays the groundwork for the SEZ Threshold Update

All of the data being discussed today is available on the Lake Tahoe Info Monitoring Dashboard and the SEZ Interactive Webmap.

Presentation can be found at:

[Agenda Item No. VI.B 2020 Monitoring Update.pdf](#)

Commission Comments & Questions

Mr. Ferry thanked Mr. Tevlin for the presentation and for highlighting the link between the data and how it drives management decisions.

Mr. Hill said he was very impressed with how much the monitoring program has evolved and how the data is accessible, and useable. He thanked Mr. Tevlin for providing many examples of where the data is used in decision making.

Mr. Young said this was another great example of how TRPA continues to push forward with a science based approach. It does also raise the question as to whether this may lead to a need for regional plan updates as we get better and clearer data, especially in regard to Stream Restoration.

Mr. Teshara echoed comments from Mr. Ferry and Mr. Hill about the importance of this information and the evolution of science based planning at TRPA and partners.

Ms. Jacobsen said she appreciated the presentation and the transparency.

Public Comments & Questions

Mr. Kasman thanked Mr. Tevlin for an excellent presentation and informed the Advisory Planning Commission that Mr. Tevlin is leaving TRPA and the region. He has been with the Agency for over seven years and has led the monitoring program for over five years, including overhauling the monitoring program, initiating the annual monitoring report, and taking the lead on the SEZ Assessment. Mr. Kasman wanted to take a moment to recognize Sean, to thank him for his extraordinary service, and to wish him well.

VII. REPORTS

A. Executive Director/Upcoming Topics

In response to comments made by APC members, Mr. Hester said that collaboration, transparency, and an adaptive management process (plan, do, check, adjust) are exactly what the presentations heard today are about. The TRPA strategic plan has four strategic objectives or pillars, that are embraced, using best science, to accelerate threshold attainment. Mr. Hester emphasized TRPA's commitment to collaboration, transparency and using best science, and expressed appreciation for the positive comments.

Mr. Teshara made comment on the quarterly report in the APC Packet. Under the Strategic Initiatives: Regional Transportation Plan Update, there is a section that talks about changes to the plans since the last update in 2016. Mr. Teshara said that he would have added the need for a sustainable regional revenue source, as identified in the new draft plan currently under review. Mr. Hester responded that he wholeheartedly agrees.

B. General Counsel

No report

C. APC Members

Ms. Jacobsen advised that the Community Development Resource Office closed to the public in November due to high COVID-19 numbers on the North Shore. They continue to serve the public with video appointments.

The Tahoe Basin Area Plan Amendment package went to the Planning Commission in October and received a recommendation to the Board to approve the package at their December 15, 2020 meeting.

The Resort Triangle Transportation Plan was also approved in October. An implementation plan will go before the Board in 2021.

The Workforce Housing Preservation Program also received tentative approval from the Board in October. The final approval is scheduled for the new year.

December 9, 2020

A pre-development project came in for the Tahoe City area. The project is for a redevelopment of the Boatworks Mall site.

Mr. Callicrate said that he is sure most have heard about TTD wanting to put in a Transportation Hub at the old Elementary School in Incline. He said the project is roundly opposed by the majority of the community due to the high density in the area, steep slope, and a variety of other issues. The Incline Village/Crystal Bay community are greatly opposed to that site, and feel that there are other more suitable opportunities within the area. He said that the community has been kept out of the loop until the very end and that just isn't a way to do good business. He agrees that there are merits to having a regional transportation hub, but they are absolutely opposed to the Elementary School site.

Mr. Drew said that local jurisdictions have been hit especially hard with revenue due to COVID-19. They are working on two different revenue initiatives in the state. Gas tax has come back and is looking strong as we move into Q4 2020 and Q1 2021. Mr. Drew said that cities are also starting to recognize that having dedicated revenue streams for the different kinds of infrastructure they're responsible for has been highlighted as a need. Mr. Drew said he thinks that goes along with the idea of One Tahoe, or other funding initiatives that have been discussed here in the basin.

On a non-work note, our communities are struggling, and the local food pantries are hurting. Mr. Drew encouraged all who are able, to support their local food banks and pantries.

Ms. Roverud said that the City has been working on updating their residential development and design standards. They have utilized a standard grant and are working to achieve state directives and goals to create objective standards and reduce the uncertainty in developing housing. They expect the draft to go to before the Planning Commission for a recommendation to City Council in January 2020.

Ms. Stahler said that the Nevada Division of State Lands serves as staff to the Nevada Tahoe Regional Planning Agency (NTRPA), which has oversight of Structures Housing Gaming (a.k.a. Casinos). The NTRPA recently held a Governing Board Meeting to elect an at-large member. The new member is Haley Williamson. Ms. Williamson is a Tahoe resident, and a lawyer with a land use and environmental planning background, who currently serves as Chair of Public Utilities Commission of Nevada. In addition to serving on the NTRPA board, Ms. Williamson will also serve as the at-large member for Nevada on the TRPA Governing Board.

The Water Quality and License Plate Grant rounds have now closed. Applications are now under consideration with Awards expected in February 2021.

The Division of Forestry Forester, who works on our Nevada Tahoe Resource Team has an approved burn plan for Lake Tahoe Nevada State Park.

Mr. Teshara advised the Tahoe Transportation District Board Meeting will take place on December 11, 2020 at 9:30 a.m.

Mr. Young said the Washoe County are moving forward with their Area Plan. The final County Commission Meeting for the Area Plan is scheduled for January 26, 2020. They have also been

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working with Michael Conger to schedule TRPA Meetings, and there is a possibility that the Area Plan will be complete and adopted by the end of March 2020.

Mr. Young commended TRPA on their response to the COVID-19, and said he was also proud of Washoe County for their efficient handling of the response.

Mr. Ferry said that El Dorado County Office was also closed. Continuing to serve the public remains a huge priority for the County, and they seem busier than ever. The El Dorado County Board of Supervisors met on December 2, 2020 for the final reading of ordinance amendments to the vacation home rental ordinance, where they instituted a cap on vacation home rental permits in the Tahoe Basin at 900 permits. They currently have about 750, and have been given direction to come back with some clustering concepts to prevent VHRs being clustered around residences.

Mr. Guevin said the fire season has been extraordinary this year, and they are now starting a prescribed burn program in the Basin. For information, go to www.tahoelivingwithfire.com/get-informed/ for a Prescribed Fire Map.

Mr. Guevin informed that Chief Baker is retiring, and wished him the best for his retirement. The new Chief, Scott Lindegren starts this month, with an official hand-off taking place at the board meeting in January 2021.

Mr. Guevin said that vacation home rentals in the area are full to capacity, bringing concerns for New Year's Eve celebrations.

VIII. PUBLIC COMMENT

None.

IX. ADJOURNMENT

Mr. Grego moved to adjourn.

Chair Mr. Ferry adjourned the meeting at 12:07 a.m.

Respectfully Submitted,



Marja Ambler
Clerk to the Board

The above meeting was taped in its entirety. Anyone wishing to listen to the tapes of the above mentioned meeting may call for an appointment at (775) 588-4547. In addition, written documents submitted at the meeting are available for review



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

STAFF REPORT

Date: February 3, 2020

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Consideration and possible recommendation for approval of proposed amendments to the Placer County Tahoe Basin Area Plan

Summary and Staff Recommendation:

TRPA staff asks the Advisory Planning Commission (APC) to review the materials provided in this packet to ensure the proposed amendments are in conformance with the Regional Plan and recommend approval to the Governing Board of the proposed amendments to the Placer County Tahoe Basin Area Plan.

The Placer County Planning Commission recommended approval of the amendments on November 12, 2020, and the Placer County Board of Supervisors approved the amendments on December 15, 2020. TRPA's Regional Plan Implementation Committee (RPIC) recommended approval of the amendments to the TRPA Governing Board on January 27, 2021.

Required Motions:

To recommend approval of the draft amendments, the APC must make the following motions, based on the staff report:

- 1) A motion to recommend Governing Board approval of the required findings, including a finding of no significant effect, for adoption of draft amendments to the Placer County Tahoe Basin Area Plan and as provided in Attachment D.
- 2) A motion to recommend Governing Board adoption of Ordinance 2021-___, amending Ordinance 2017-01, as previously amended, to amend the Placer County Tahoe Basin Area Plan to include the changes referenced in Attachments B and C.

In order for motion(s) to pass, an affirmative vote of a majority of the quorum is required.

Project Description/Background:

Placer County has proposed a set of amendments to the Placer County Tahoe Basin Area Plan (TBAP) that are aimed at accelerating the production and supply of affordable-achievable housing in the North Tahoe-Placer County area. These amendments are part of a comprehensive effort to meet State of California mandates for affordable housing specified in the Regional Housing Needs Assessment (RHNA) and Sustainable Communities Strategy, as well as meet Regional Plan and TBAP goals of sufficient workforce housing in compact, walkable town centers to meet TRPA threshold standards.

The amendments include these components:

- 1) Expansion of multi-residential land uses in all Residential, Mixed-Use, and Community Service districts where one or more multi-residential land use type is already permissible;
- 2) Adding multi-residential land uses to the Kings Beach Industrial Community Service District;
- 3) Aligning transfer of development right receiving areas with allowable multi-residential land use types so that existing residential units of use may be transferred into districts where multi-residential development is allowed;
- 4) Increasing allowable multi-person densities (such as for a dormitory or assisted living) so that they are equivalent to the allowable multi-family densities in each district;
- 5) Removing references that limit affordable housing for seniors only;
- 6) Updates to policies, regulations and general text for alignment with the Regional Plan, including aligning with changes adopted as part of the Development Rights Strategic Initiative;
- 7) Updating accessory dwelling unit (ADU) regulations to be consistent with California law, and clarifying a two-step permitting process where separate County and TRPA permits are required to construct an ADU. Placer County will review and permit ADUs in accordance with California housing law, and TRPA will review ADU applications in accordance with the Regional Plan;
- 8) Adding a TRPA-certified Moderate Income Housing Program to the TBAP;
- 9) Non-substantive administrative corrections.

On August 26, 2020, Placer County and TRPA staff presented the amendments noted above, with the exception of item number 8, to the RPIC as an informational item. RPIC members voiced general support for the amendments, with a request for additional detail on how the proposed multi-person densities align with TRPA's growth management system. Additional information on this is provided in Attachment A. There was also some discussion at the RPIC meeting on how to engage previous members of the TBAP area planning teams to review the proposed amendments. In response Placer County staff provided notice of the November 12, 2020, Planning Commission hearing to all individuals on the previous TBAP area planning teams.

While processing the amendment, Placer County staff identified that the requisite elements of a Moderate Income Housing Program as described in the code are in place, and asked that the TBAP be certified as a Moderate Income Housing Program. Additional text describing this program has been added to the proposed amendments, and is shown in Attachment B.

Additional detail about these amendments is included in the Attachments A, B, and C. The TBAP consists of two documents – a policy document containing eight sections and an implementing regulations document which contains a zoning code that is specific to the Tahoe Basin portion of Placer County. Attachment A provides a detailed overview of the amendments. Attachment B is the Placer County Board of Supervisors Resolution amending the TBAP, and it includes the changes to the TBAP policy document. Attachment C is the ordinance adopted by the Placer County Board of Supervisors to amend the Area Plan Implementing Regulations and it shows the changes to the Implementing Regulations. The complete track changes version of the full policy document and Implementing Regulations are shown in the electronic Attachments I and J.

TRPA Process

On January 27, 2021, RPIC held a hearing on the amendments and recommended approval to the Governing Board. At the hearing, one committee member asked for clarification on how Placer County and TRPA assure that units are used for workforce housing rather than for other uses, such as by

individuals who are not working but wish to retire in the Basin. The amendments aim to encourage more workforce housing types in locations where they would be eligible for deed-restricted bonus units, i.e., within a half-mile of transit. TRPA's deed-restriction is income-based, not employment-based, however, so seniors with low incomes could use the new units. TRPA's deed-restriction requires that the residents of the units be permanent residents, that their incomes not exceed "achievable" income levels as defined in TRPA's Code of Ordinances Chapter 90, and that the units not be used for second homes or vacation rentals. Separately, Placer County's Workforce Housing Preservation Program offers a deed-restriction in exchange for a financial incentive. In Eastern Placer County the program requires that at least one occupant of the deed-restricted home work at least 30 hours per week for an employer with an employment site located within the Tahoe Truckee Unified School District geographical boundary.

Contact Information:

For questions regarding this agenda item, please contact Karen Fink, at (775) 589-5258 or kfink@trpa.org.

Attachments:

- A. Detailed Summary of Proposed Changes to the Tahoe Basin Area Plan
- B. Placer County Board of Supervisors Resolution amending the Tahoe Basin Area Plan (shows amendments to the main body of the TBAP)
- C. Placer County Board of Supervisors Ordinance to amend the Tahoe Basin Area Plan Implementing Regulations (shows amendments to the Implementing Regulations)
- D. Regional Plan Conformance Findings and Finding of No Significant Effect (FONSE)
- E. Area Plan Conformance Checklist
- F. Initial Environmental Checklist and Threshold Indicator Evaluation
- G. Compliance Measures Evaluation
- H. Adopting Ordinance

Electronic Attachments:

- I. Full TBAP Policy Document with track changes showing
- J. Full TBAP Implementing Regulations with track changes showing

Attachment A

Detailed Summary of Proposed Changes to the Tahoe Basin Area Plan

ATTACHMENT A – Detailed Overview of Proposed Amendments

PROPOSAL

A proposal to amend Parts 1, 3, 4 and 8 of the Placer County Tahoe Basin Area Plan (TBAP), and Chapters 1, 2, and 3 of the TBAP Implementing Regulations to bring the TBAP into conformance with California housing law for accessory dwelling units (ADUs) and provide opportunities for a greater variety of multi-residential housing types. The proposed amendments will update the TBAP to be consistent with the Tahoe Regional Planning Agency (TRPA) Bonus Unit incentive program for moderate- and achievable-income housing and will add special planning designations and policies to specific zone districts to allow for banking, conversion, and transfer of development rights consistent with the TRPA adopted 2018 Development Rights Strategic Initiative.

BACKGROUND

The TBAP and Implementing Regulations were originally adopted by the Placer County Board of Supervisors on December 6, 2016 and by the TRPA Governing Board on January 25, 2017. The Area Plan and Implementing Regulations replaced all previous community plans, general plans, land use regulations, development standards and guidelines, and Plan Area Statements within the Tahoe Basin.

Area Plans are a central part of the TRPA Regional Plan and an important strategy to accelerate attainment of TRPA environmental thresholds. The TBAP sets forth the regulations that implement the Regional Plan in the Placer County portion of the Lake Tahoe region. Since the adoption of the TBAP in January 2017, the State of California has passed numerous pieces of housing legislation in each legislative session that limit the ability of local governments to obstruct housing development. The State Housing law updates reform and streamline permitting processes, moving toward a ministerial approval model for housing that complies with local zoning and planning rules to reduce barriers to housing production. The new California laws obligate local government to undertake updates in their housing plans and plan for growth, among other requirements.

Also, since the Area Plan adoption, multiple efforts have been underway to implement Placer County housing element policies related to residential land uses and affordable housing in the Area Plan. In addition, staff has worked closely with the Tahoe Truckee Community Foundation, Mountain Housing Council, TRPA staff, and members of the public, to determine key regional objectives that will achieve more affordable and achievable housing. The proposed amendments represent the results of those efforts and propose to update policies, development standards, and provide process improvements that will identify opportunities for affordable, moderate, and achievable housing projects and accelerate the production and supply of desirable and achievable housing in the North Tahoe-Placer County region. In addition, these amendments will help Placer County meet the Regional Housing Needs Assessment and regional Sustainable Community Strategy requirements.

OVERVIEW OF PROPOSED CHANGES

The Area Plan is comprised of a policy document containing eight sections and an implementing regulations documents which contains a zoning code that is specific to the Tahoe Basin portion of Placer County. Policy amendments are proposed to Part 1 – Introduction: An overview of the regulatory framework, planning process, and Area Plan content, Part 3 – Socio-Economic Plan: Socioeconomic conditions and plan for improvement, Part 4 – Land Use Plan: Existing and planned land uses and development, and Part 8 – Implementation Plan: Implementing projects and environmental performance targets. Changes to the policy document are shown in Attachment B of the RPIC packet.

Proposed changes to Parts 1 and 3 include updating the term “secondary dwelling” to “accessory dwelling” units to be consistent with the County definition and removing the County’s deed restriction required for ADUs to not be used for tourist uses or vacation rentals (the restriction is instead imbedded in County Code section 17.56.200). Proposed changes to Part 4 include updating Section 4.3 TRPA Growth Control System to be consistent with the Development Rights Strategic Initiative amendments to the Regional Plan. Additional proposed changes to Part 4 include amending Section 4.4 Area Plan Programs to remove the limited conversion pilot program as it is no longer applicable, updating the ADU and JADU program, designation as a TRPA Certified Local Government Moderate-Income Housing Program, and updates to Land Use and Community Design Policies to use consistent terminology. Proposed changes to Part 8 include updating Section 8.2 for consistency with the Development Rights Strategic Initiative.

In addition, changes are proposed to Chapters 1, 2, and 3 of the Area Plan Implementing Regulations: Zoning districts, land use regulations, development standards and design guidelines. All proposed Implementing Regulations amendments are shown in track changes in Attachment C of the RPIC packet. Both Attachment B and C show changes with ~~strike through~~ identifying existing language proposed for deletion and **bold underlined** identifying proposed new language. A summary and discussion for the proposed amendments are as follows.

Multi-Residential Land Uses

Multi-Residential Land Uses – Multi-Family, Multi-Person, and Employee Housing

The proposed amendments would expand opportunities for additional multi-residential land uses in all Residential, Mixed-use, and Community Service zone districts where one or more multi-residential housing types is currently permissible. Multi-residential land uses in the TBAP include multi-family, multi-person, and employee housing. Multi-family housing types include examples such as a duplex, triplex, or an apartment building dwelling typically shared by relatives. TRPA defines multi-person dwellings as buildings primarily for permanent occupancy by unrelated individuals and provides examples of multi-person dwellings such as dormitories and boarding houses. Employee housing can occur on-site or off-site of the business where the resident works. Despite their definitions, multiple-family dwelling, multi-person dwelling, and employee housing land uses are similar in their level of impacts and intensity, and planning and neighborhood considerations.

Currently many zone districts within the TBAP allow either multi-family, multi-person, or employee housing. The proposed amendments would allow all three multi-residential housing types in Residential, Mixed-use, and Community Service zone districts where one or more multi-residential land uses are currently allowed, subject to the same permitting requirements, density, and development standards of the other multi-residential land uses that are currently allowed.

The amendments would also add multi-residential land uses to the Kings Beach Industrial Subdistrict, which currently does not allow any multi-residential uses. Multi-residential development in the Kings Beach Industrial Subdistrict would be restricted to affordable, moderate, and achievable-income housing. It should be noted that the Kings Beach Industrial Subdistrict currently allows residential uses and is currently developed with a mix of residential and light industrial uses. Allowing multi-residential uses will provide opportunity for diverse housing types and will offer flexibility for property owners to redevelop in support of housing.

Figures 1 and 2 show the districts where a multi-residential use is proposed to be added, by showing the districts where at least one of these multi-residential types is currently allowed. The map of the north shore also shows the Kings Beach Industrial Subdistrict. Figures 3 and 4 show where multi-person uses are currently allowed. All districts where multi-person are currently allowed overlap with districts where multi-family is currently allowed.

Figure 1. North Shore and Tahoe City Subdistricts where multi-residential uses will be added:
Existing Multi-Family and Employee Land Use Districts and Kings Beach Industrial

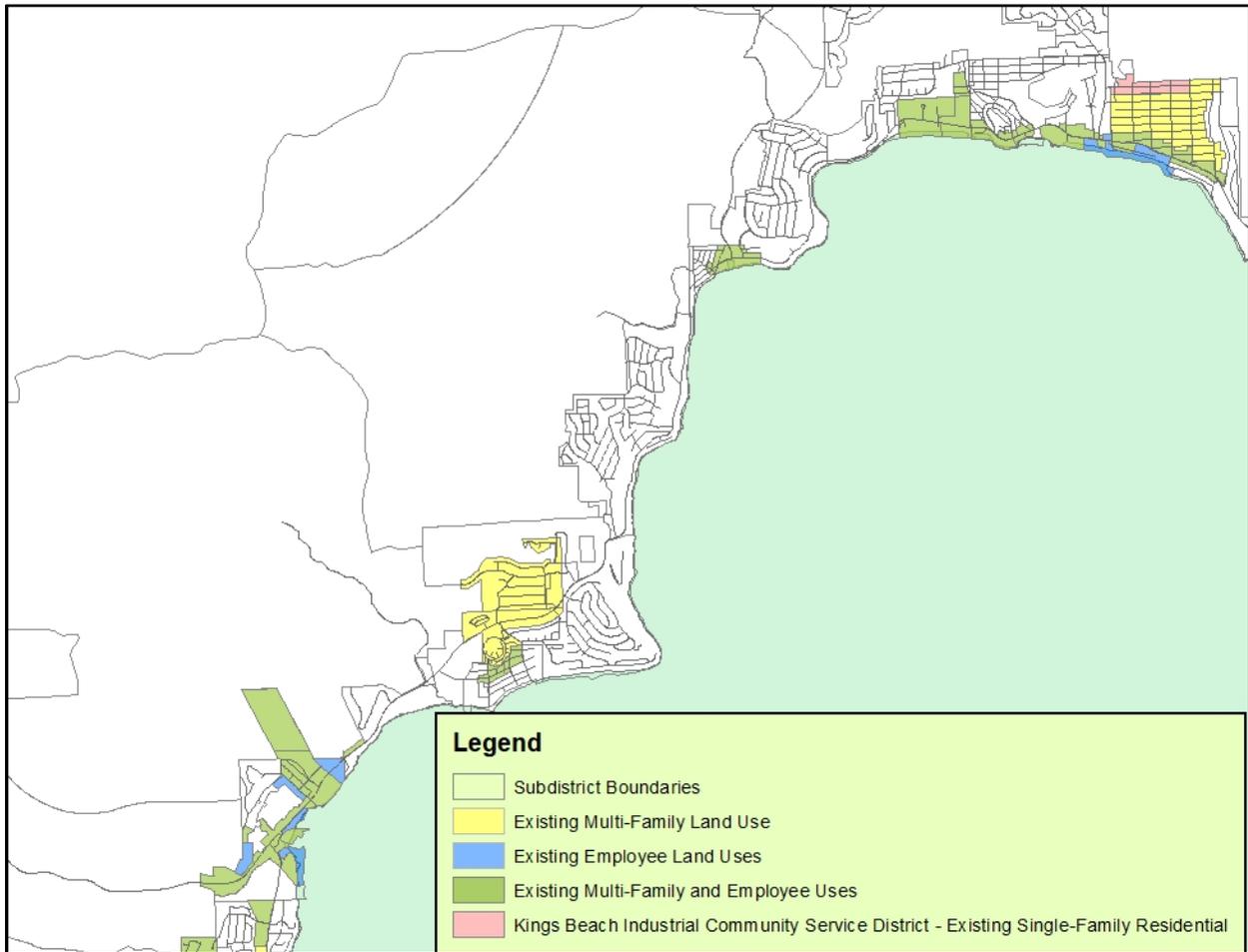


Figure 2. West Shore and Tahoe City Subdistricts where multi-residential uses will be added - Existing Multi-Family and Employee Land Uses

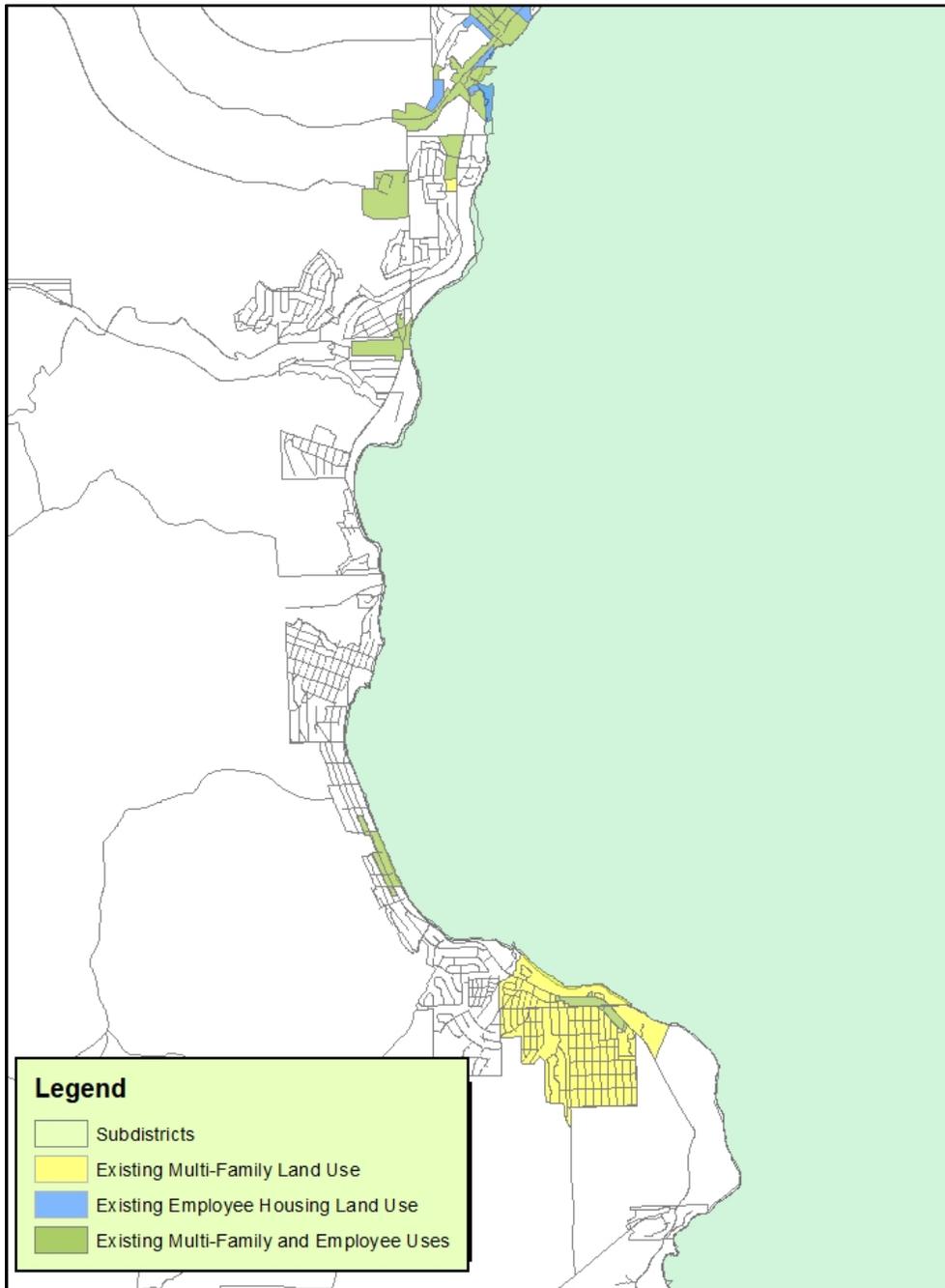


Figure 3. North Shore and Tahoe City Subdistricts where multi-person is currently allowed

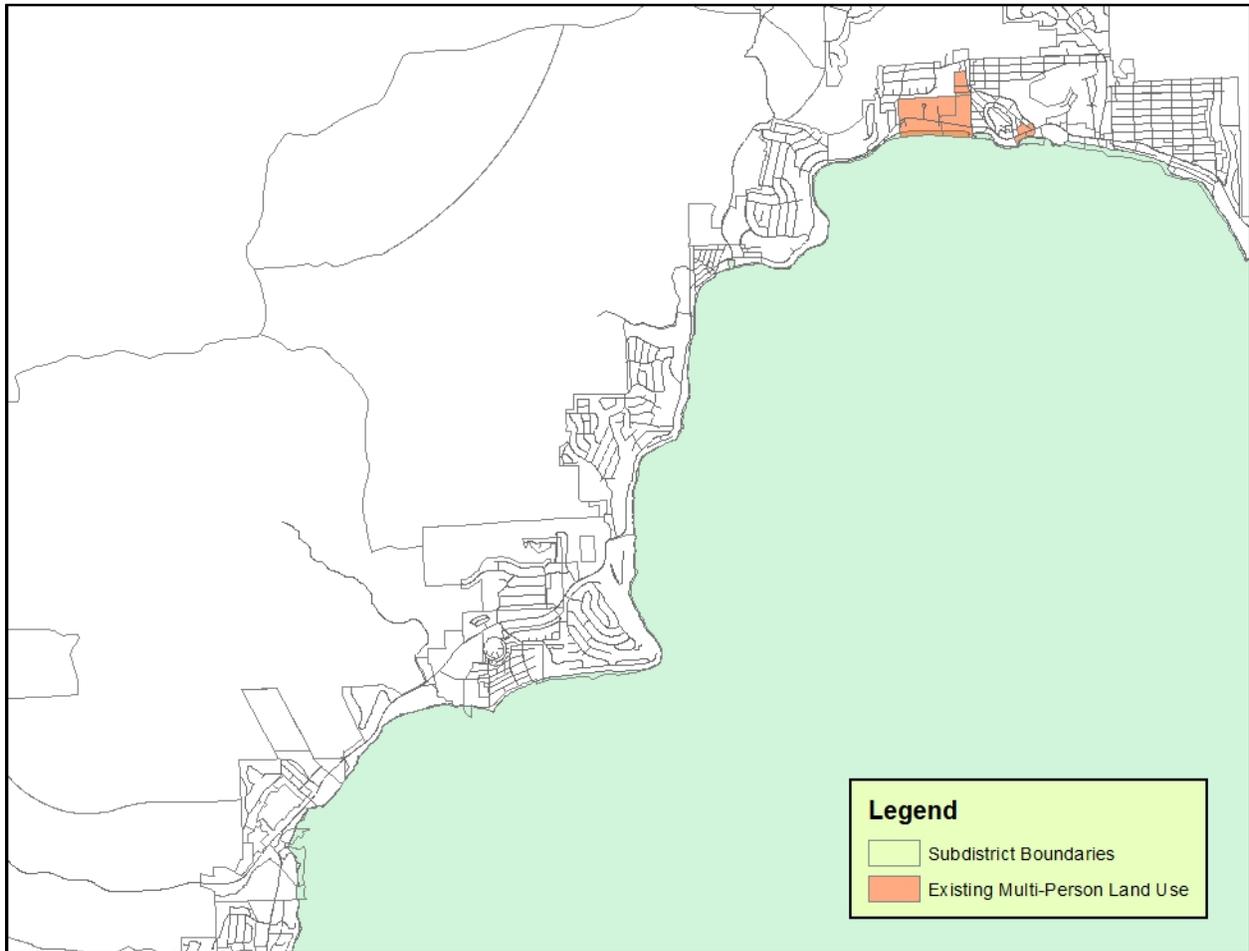
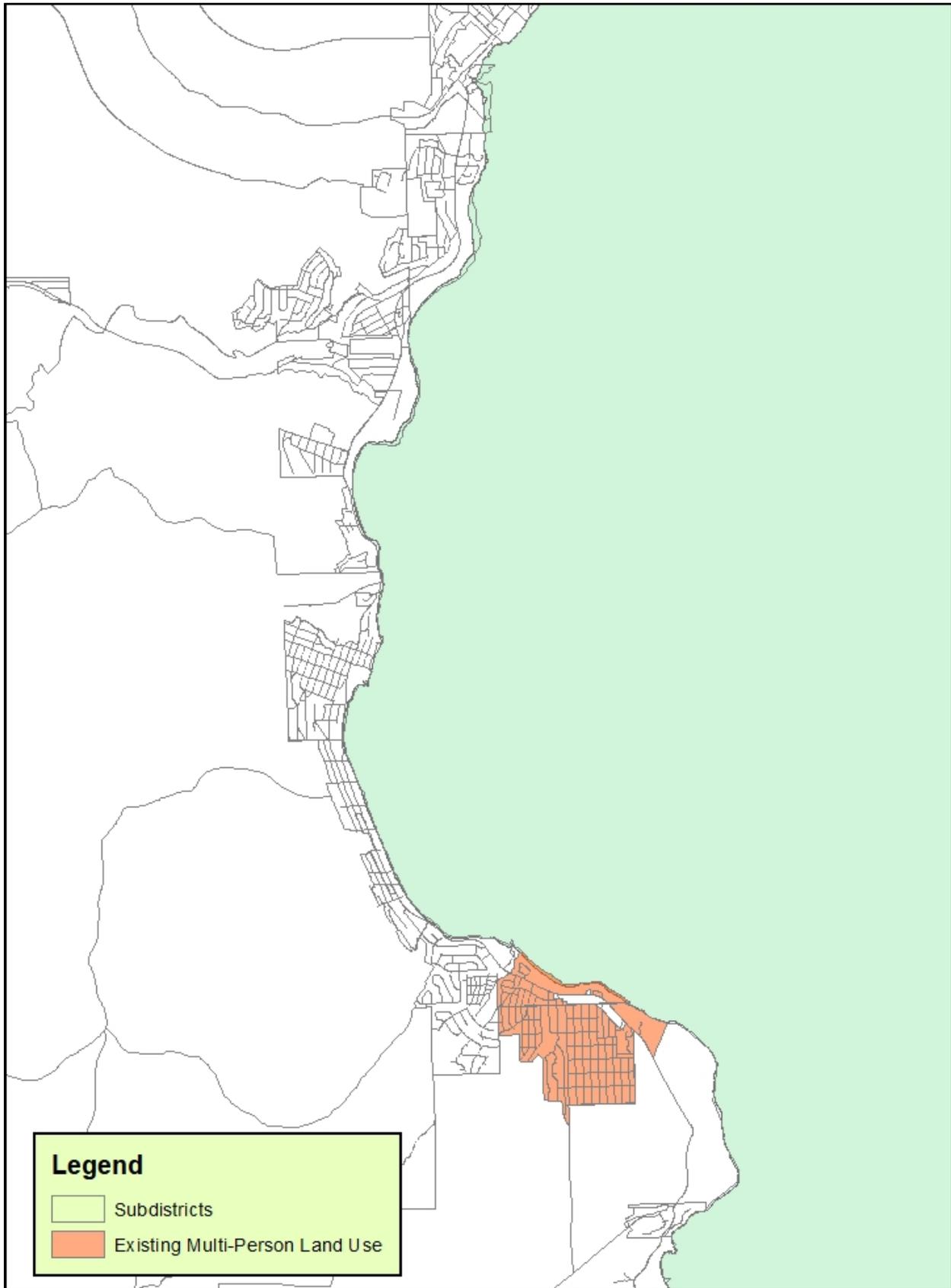


Figure 4. West Shore and Tahoe City Subdistricts where multi-person is currently allowed



Modify Special Planning Designations and Policies

The proposed TBAP amendments would add Special Planning Designations and Policies to the Residential, Mixed-Use, and Community Service Area zone districts to allow development rights to be transferred (if needed) to sites where multi-residential land uses are allowed. Under TRPA's growth management system additional development rights (e.g., residential allocations, potential residential units of use, etc.) must often be transferred into the project site to achieve the number of residential units needed to support a project. This change will designate these zone districts as "receiving areas" to help facilitate the TRPA Transfer of Development Rights process for desired multi-residential projects.

Increase Multi-Person Densities in Town Center districts

The proposed amendments would increase multi-person densities in Town Center districts. Currently, multi-person densities are set at a maximum of 25 **persons** per acre in the TBAP. One multi-person unit (such as a dorm room or senior residential living space) is generally the equivalent of a single bedroom, sharing a kitchen and often a bathroom with other bedrooms. As a comparison, multi-family densities are set at a maximum of 25 **units** per acre, and a unit generally ranges between a studio to a 3-bedroom. Thus multi-person projects are currently limited to a much smaller amount of space overall – essentially 25 bedrooms to an acre compared to between 25-75 bedrooms to the acre for multi-family development. Section 31.3.3 of the TRPA Code of Ordinances specifies that multi-person units should use a ratio of 2.5 persons per unit to calculate the required number of allocations or bonus units. The amendments propose to increase the allowable multi-person densities using that same conversion ratio, so that multi-person densities are equivalent to the multi-family densities allowed in each district. Thus, where multi-family is allowed at 25 units per acre, the equivalent multi-person density would be 62 persons per acre. Each set of 2.5 multi-person units would require one allocation and potential unit of use, or one bonus unit, consistent with TRPA's allocation system and Section 31.3.3 of the TRPA Code of Ordinances, thus there is no change to the overall development potential in the Basin with this proposal.

Senior Citizen Only Affordable Housing Limitations

Currently, the Lake Forest Glen and Tahoma Residential Subdistricts and the Lake Forest Glen and Dollar Hill Mixed-Use Neighborhood Subdistricts contain policy language that promote housing exclusively for senior citizens. The proposed amendments would remove the current references that limit affordable housing for "seniors" from all four subdistricts to simply state all affordable housing is allowed to incentivize all affordable housing types.

Moderate and Achievable Housing Bonus Units

The proposed amendments add “moderate” and “achievable” to existing preferred affordable special planning designations, consistent with changes made to the Regional Plan as part of the Development Rights Strategic Initiative. The amendments would expand eligibility of the residential bonus unit incentive program to include three income tiers for both single and multi-family housing: affordable (up to 80% area median income (AMI)), moderate (80-120% AMI), and achievable (120-215% for multi-family and 120-235% for single-family units). This would allow more flexibility in accessing TRPA bonus units to construct affordable units and will increase the number of households who will qualify for affordable housing units.

TRPA Certified Local Government Moderate-Income Housing Program

The proposed TBAP amendments recognize that Placer County’s adopted Housing Element adequately addresses moderate-income housing needs and issues within the Area Plan as outlined in TRPA Code Section 52.3.6. Placer County housing-related programs such as the Workforce Housing Preservation Program and Placer County Mobility and Infill Incentive Program are examples of programs that meet the criteria of TRPA’s Certified Local Government Moderate Income Housing Program based on the planning principles of transit-oriented development to develop and re-develop housing in proximity to transit, services, and employment centers.

TRPA maintains a Residential Incentive Program and residential allocation incentive pool pursuant to TRPA Code Section 50.5.2. When a jurisdiction has a TRPA Certified Local Government Moderate-Income Housing Program in place, owners of parcels located within Placer County may apply to TRPA on a first-come, first-served basis for any allocations available in the allocation pool, subject to the limitations in TRPA Code Section 50.5.1.D.

To qualify to receive a residential allocation through the Residential Incentive Program, property owners must, through deed-restriction, limit the project area to the approved use and restrict the occupants’ household income to moderate-income housing limits. Moderate-income units shall be restricted for long-term occupancy for at least ten months in each calendar year.

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)

Update ADU permitting requirements in accordance with California law

The availability and affordability of housing in California has been a topic on the forefront of State legislative discussion for the past several years. New and amended State housing laws have necessitated amendments to local regulations, specifically for ADUs and JADUs. The proposed amendments to the TBAP would streamline approval of ADUs and JADUs when it is established and determined that the project is in conformance with objective site development standards. This is consistent with California Government Code Section 65852.2 which requires local governments to administratively approve accessory residences that comply with parking requirements, allowable size, and setback requirements.

Because of changes to California’s ADU laws, California housing law has diverged from TRPA’s housing regulations. For instance, California law requires that ADUs be approved

administratively, and jurisdictions cannot restrict them based on allowable coverage or place income limits on the units. These stipulations currently conflict with TRPA regulations. To accommodate these differences, the proposed amendments would add a footnote to the Area Plan Implementing Regulations clarifying a two-step permitting process where separate permits are required to construct an ADU. Placer County will review and permit ADUs in accordance with California housing law, and TRPA would review ADU applications in accordance with the Regional Plan.

Update ADU parking requirements

Pursuant to TRPA Code Section 13.5.3.B.2 that allows for Alternative Parking Strategies in Area Plans, Placer County proposes to amend Table 3.07.A-1, Parking and Access, to specify that ADUs require only one parking space, with options to further reduce parking requirements when near transit and car share opportunities, consistent with Placer County Code Section 17.56.200(D)(5) and California Government Code Section 65852.2. No additional parking is required for JADUs. This amendment is in response to housing studies that have shown approximately 70% of second unit dwellers own only one car, while the remaining 30% are generally split evenly between no car ownership and ownership of at least two vehicles, and demonstrated examples where excessive parking quotas can thwart this low-cost form of providing additional housing (e.g., Yes in My Backyard: Mobilizing the Market for Secondary Units [2011]; ADUs in Portland, Oregon ISS Survey Report [2018]).

Banking, Conversion, and Transfer of Development Rights

Update banking, conversion, and transfer of development rights consistent with Chapter 51 of the TRPA Code of Ordinances (Banking, Conversion, and Transfer of Development Rights). Currently the Area Plan includes provisions for a pilot program to convert commercial floor area (CFA) to tourist accommodation units (TAU). Since adoption of the Area Plan in 2017, TRPA has adopted the Development Rights Strategic Initiative which has less-stringent development right conversion ratios. When a conflict exists between an Area Plan and the Regional Plan the most restrictive standard applies. Because TRPA's updated banking, conversion, and transfer of development rights policies provide additional flexibility, the proposed amendments would refer to Chapter 51 of the TRPA Code of Ordinances for banking, conversion, and transfer of development rights.

Non-Substantive Administrative Corrections and Minor Amendments

The proposed Area Plan amendments include several non-substantive administrative corrections to code section cross references and consistent terminology. Other minor amendments include adding the Threshold-Related Research Facilities land use to all zone districts within the TBAP which would allow environmental monitoring stations in all areas within the TBAP, subject to a discretionary (Minor Use Permit) entitlement process; and lowering Community Noise Equivalent Levels (CNEL) in mixed-use districts to 60 where they were not already at 60 or below. These changes were made at the request of TRPA staff, for consistency with the Regional Plan.

PLACER COUNTY BOARD OF SUPERVISOR HEARING

A public hearing was held with the Board of Supervisors on December 15, 2020. The Board of Supervisors voted to approve the Area Plan amendments. There was no public correspondence or comments. The Board of Supervisors voted unanimously (5:0) to approve the Area Plan amendments.

PLANNING COMMISSION HEARING

A public hearing was held with the Planning Commission on November 12, 2020 to consider the proposed Area Plan Amendments. After receiving a presentation by staff, the Planning Commission inquired about whether the TRPA is required to be consistent with State Housing Laws for ADUs and substantiated the need for additional workforce housing in the Lake Tahoe region. The Planning Commission also inquired about the neighborhood compatibility and potential for disadvantaged populations to be exposed to health risks (i.e., Environmental Justice) by allowing multi-residential housing within the Kings Beach Industrial. Placer County notes that single-family residential uses are already allowed in the Kings Beach Industrial area, and new multi-residential uses are subject to a minor use permit so that compatibility can be assessed prior to project approval. Minor use permits require a public hearing and noticing of neighbors. There was no public correspondence received prior to the hearing and no public comment provided during the hearing. The Planning Commission voted unanimously (7:0) to recommend approval of the Area Plan amendments to the Board of Supervisors.

NORTH TAHOE REGIONAL ADVISORY COUNCIL MEETING OVERVIEW

On July 9, 2020, staff presented the proposed TBAP amendments as an informational item to the North Tahoe Regional Advisory Council (NTRAC). One NTRAC member suggested engaging the previous members of TBAP area planning teams to review the proposed amendments. In response to that suggestion staff provided notice of the November 12, 2020, Planning Commission hearing to all individuals on the previous TBAP area planning teams.

TRPA REGIONAL PLAN IMPLEMENTATION COMMITTEE MEETING OVERVIEW

On August 26, 2020, staff presented the proposed TBAP amendments as an informational item to the TRPA Regional Planning Implementation Committee (RPIC). Committee members wanted confirmation that TRPA's growth management limits would not be exceeded, and were supportive of the County's ongoing efforts to promote solutions to housing problems of production, variety, and affordability for a broader range of income levels, while maintaining consistency with the TRPA Regional Plan.

NEXT STEPS FOR AMENDMENT ADOPTION

The TBAP Amendments will be presented for recommendations for approval to the TRPA Regional Plan Implementation Committee for on January 27, 2021, and to the Advisory Planning Commission on February 10, 2021. The amendments will be presented to the Governing Board for consideration for approval on February 24, 2021.

Attachment B

Placer County Board of Supervisors Resolution amending the Tahoe Basin Area Plan (shows amendments to the main body of the TBAP)

Before the Board of Supervisors County of Placer, State of California

In the matter of:

A RESOLUTION AMENDING THE TAHOE BASIN
AREA PLAN AS IT RELATES TO HOUSING-
RELATED AREA PLAN AMENDMENTS
(PLN20-00249)

Resolution No.: 2020-268

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on December 15, 2020, by the following vote on roll call:

Ayes: WERYGANDT, HOLMES, UHLER, GUSTAFSON, GORE

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.


Chairperson, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, the Tahoe Basin Area Plan was adopted by the Placer County Board of Supervisors on December 6, 2016, and by the Tahoe Regional Planning Agency on January 25, 2017;

WHEREAS, the Tahoe Basin Area Plan contains a Socio/Economic Plan element aimed at supporting additional housing at affordable price levels, and providing assistance for economic development and environmental redevelopment, including the following policies:

Policy SE-P-3 Opportunities for economic development outside Town Centers should be pursued in a manner consistent with the Regional Plan.

Policy SE-P-4 Whenever feasible, Placer County should provide assistance to property owners seeking to complete projects on priority redevelopment sites through public-private partnerships and other forms of assistance.

Policy SE-P-5 Placer County supports efforts to promote environmental redevelopment in mixed use areas within and outside Town Centers, including the Village Centers identified in this Area Plan.

Policy SE-P-6 Continued efforts to address the existing job-housing imbalance and provide additional housing at affordable price levels should be pursued.

WHEREAS, the Tahoe Basin Area Plan contains a Housing element aimed at supporting efforts to remove barriers preventing the construction of necessary workforce housing including the following policies:

Policy HS-P-6 Pursue TRPA-Certified Local Governing Moderate-Income Housing Programs pursuant to Sections, 52.3.4 and 52.3.6 of the TRPA Code of Ordinances to provide additional opportunities for deed-restricted affordable and moderate income housing.

Policy HS-P-7 Evaluate housing needs in the region in coordination with TRPA. Consistent with Regional Plan Housing Policy HS-3.1, update TRPA policies and ordinances as necessary to achieve state, local and regional housing goals. Future housing efforts should seek to remove identified barriers preventing the construction of necessary affordable housing in the region including, but not limited to, workforce and moderate-income housing, secondary residential units and long-term residency in motel units.

WHEREAS, the proposed Tahoe Basin Area Plan (TBAP) housing-related amendments include revisions intended to further support workforce housing needs in the Tahoe Basin;

WHEREAS, the Tahoe Basin Area Plan housing-related amendments work program involved public outreach that included multiple public meetings, two information presentations to both the Placer County - North Tahoe Regional Advisory Committee and the Tahoe Regional Planning Agency – Regional Plan Implementation Committee, as well as outreach to the Mountain Housing Council and members of the Tahoe Basin Area Plan planning teams; and

WHEREAS, on November 12, 2020, the Planning Commission held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.140 to consider the proposed TBAP housing-related amendments, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on December 15, 2020, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed TBAP housing-related amendments; and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety, and general welfare of the communities within the Tahoe Basin portion of Placer County and the County as a whole; and

WHEREAS, the Board further finds that the proposed amendments are consistent with the applicable requirements of State law, and are in compliance with the provisions of the General Plan, including but not limited to the following:

- Policy 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.

- Policy A-4. The County shall encourage mixed-use and transit-oriented development projects where housing is provided in conjunction with compatible non-residential uses.
- Policy A-7. The County shall encourage the development of multi-family dwellings in locations where adequate infrastructure and public services are available.
- Policy B-7. The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
- Policy H-1. The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the amendments to the Tahoe Basin Area Plan, as set forth in Exhibits A through Q attached hereto and incorporated herein by reference, are hereby adopted.

EXHIBIT A

Amendments to Area Plan Part 1: Introduction Chapter

Summary of the Area Plan

Conditions in the Lake Tahoe Region are different today than they were when the 1987 Regional Plan was developed.

By the 1980's, the Region had experienced decades of rapid development. The economy was thriving, but the environment was suffering. More than half of the Region's wetlands had been developed and plans were in place for projects that could have increased the Region's population to 750,000 (more than ten times the current population). Lake Tahoe's water clarity was declining by about one foot per year.

In 2015, the Region faces different challenges. TRPA's strict growth control system has been in place for decades and over \$1 Billion has been invested in environmental restoration. Overall, the efforts appear to be working. Unconstrained growth is no longer a threat, Lake Tahoe's water clarity has stabilized and many environmental indicators are showing improvement. Environmental priorities are now targeted to more specific concerns and pollution sources. Socioeconomic conditions are also a concern.

This Area Plan recognizes the regional planning framework and applies regional policies at the community scale. It provides the legal structure for review of land use proposals and applications. It also identifies policy initiatives and capital improvements that would improve environmental conditions and should be incorporated into the EIP and other funding programs. Consistent with the Regional Plan and extensive public input, environmental redevelopment is encouraged for its environmental and economic benefits.

The adopted Placer County Tahoe Basin Area Plan becomes a part of the Lake Tahoe Regional Plan and the Placer County General Plan. It replaces the six Community Plans, the Placer County Standards & Guidelines for Signage, Parking and Design, and 57 Plan Area Statements that were previously adopted by Placer County and TRPA for the area. It also replaces two Placer County General Plans.

As specified by the Regional Plan, the focus of the Area Plan is to *"Promote environmentally beneficial redevelopment and revitalization within Centers"* and *"preserve the character of established residential areas outside centers, while seeking opportunities for environmental improvements"*. (TRPA Regional Plan, 2012).

Amendments from prior plans are focused within the TRPA designated Town Centers of Tahoe City, Kings Beach and North Stateline. In the Town Centers, development standards are reformed and environmental improvements are planned in accordance with the Regional Plan and TMDL. Significant changes within the Town Centers include:

- Planning additional environmental improvements to restore sensitive lands and enhance recreation and multi-modal transportation facilities.
- Implementing Regional Plan standards for development transfers, building height, density and land coverage to provide capacity for development transfers and redevelopment – combined with restrictions and transition areas to enhance scenic quality and address Regional Plan requirements.
- Allowing residential and mixed uses within Town Centers.
- Supporting Town Center redevelopment by providing opportunities to convert commercial space (CFA) to redeveloped tourist accommodation units (TAU).

- Adjusting the Town Center boundaries and land uses within the Centers to promote redevelopment and maximize opportunities for environmental gain.
- Adopting new mixed use site and building standards calling for pedestrian oriented designs and scenic enhancements.
- Updating the 1993 Placer County Standards and Guidelines for Signage, Parking, and Design to improve the graphics and strengthen dark sky lighting requirements.
- Adopting new parking standards to better utilize parking lots and minimize pavement.
- Changing zoning on restoration project sites to Conservation or Recreation.
- Allowing non-contiguous sites to be considered a “project area.”

Outside the Town Centers a “Village Center” concept is embraced for the existing commercial areas. Mixed use zoning, new design standards, and parking amendments apply within Town and Village Centers. Additional opportunities for ~~secondary residences~~ **accessory dwelling units (ADUs)** on lots less than an acre in size are also provided where the secondary residence is deed restricted to not allow for tourist uses or vacation rentals and where it is deed restricted for affordability.

Land uses and development standards from the Community Plans and Plan Area Statements have otherwise been maintained. The Area Plan consolidates standards from the six Community Plans and 57 Plan Area Statements into a single document. Subareas are identified and maintain existing standards for each old plan area. These provisions are further described in the Land Use Plan and implementing regulations.

EXHIBIT B

Amendments to Area Plan Part 3: Socio-Economic Plan Chapter

Organization of the Area Plan

Appendixes (Reference Documents – not a part of the Area Plan):

- A. Memorandum of Understanding for the Placer County Tahoe Basin Area Plan
(placeholder MOU to be prepared).

EXHIBIT C

Amendments to Area Plan Part 3: Socio-Economic Plan Chapter

Overall, there is a shortage of quality housing at prices reflecting median income levels in the Plan area. This Area Plan seeks to correct this problem by encouraging a diverse range of quality housing, including housing for low and moderate income employees that are critical to local businesses.

The availability of affordable and moderately priced residential real estate is inadequate to serve the basin's workforce. Table 3.2-C shows the median household income of various communities in the Plan area and the corresponding housing price that these households could reasonably afford based on industry metrics.

As shown in Table 3.2-C, Plan area households demonstrated a wide variety of median income levels from a low of \$38,026 in Kings Beach to a high of \$69,865 in Tahoe Vista in 2013. By comparison, Placer County had a median household income of \$72,725 while the State's median household income was \$61,094. The Plan area offers a range of housing options, from low-quality aged cabins, apartments, and motel properties being used as low-income housing, to high-end luxury residences, condominiums, and fractional-ownership properties.

As shown on Table 3.2-D, each community in the Area Plan has a higher median housing value than the County median of \$342,000.

As shown in Table 3.2-E, the home prices that are considered affordable range from approximately \$163,047 to \$256,206. There are very few properties available at this price, and most properties on the market are significantly more expensive. Because quality, affordable housing options are limited, many local workers choose to live in communities outside the Lake Tahoe Basin, such as Truckee or Reno. This Area Plan includes policies to pursue additional housing options, including expanded opportunities for ~~secondary~~ accessory dwelling units, mixed-use housing within Centers, and affordable housing projects.

EXHIBIT D

Amendments to Area Plan Part 4: Land Use Plan Chapter

Land Use Strategy

This Land Use Plan promotes redevelopment of the built environment, multi-modal transportation options and enhanced economic conditions. Regional Plan incentives for compact and environmentally sensitive redevelopment are applied in the Town Centers of Tahoe City, Kings Beach and North Stateline. Incentives to transfer development from sensitive lands and outlying areas to these Centers are also provided.

Additional amendments are implemented for the lower intensity Village Centers throughout the Plan area. In these traditionally commercial nodes, the Plan promotes mixed land uses, environmental gain and high quality design. Village Centers include Tahoma, Homewood, Sunnyside, Lake Forest/Dollar Hill, Carnelian Bay and Tahoe Vista.

In the existing single family neighborhoods, development standards remain largely unchanged and environmental restoration is emphasized. To provide housing for the area's workers, additional opportunities for ~~secondary~~ accessory dwelling units are provided where the ~~secondary~~ accessory units are ~~deed~~ restricted to not allow tourist uses or vacation rentals and where the ~~secondary~~ accessory unit's deed restricted for affordability.

EXHIBIT E

Amendments to Area Plan Part 4: Land Use Plan Chapter

TRPA Growth Control System

TRPA has implemented a strict growth control system under the Bi-State Compact and Regional Plan. The system is designed to complement the region's development standards and improvement programs to achieve and maintain the Thresholds. Programs described in this section are outlined in TRPA Code Chapters 39 through 53, which remain in place under this Area Plan.

Upon adoption, certain aspects of the TRPA growth control program were litigated extensively, appealed to the U.S. Supreme Court, and ultimately upheld as lawful.

At a basic level, TRPA administers a cap-and-trade system for different types of development rights and for land coverage. These "commodities" can be bought and sold separately from the property from which they originate. In some cases, the commodities can be "transferred" to other locations, "banked" for future use or "converted" into other types of commodities. Overall, the TRPA growth control system limits the Region's capacity for development.

~~Amendments in~~ The 2012 Regional Plan, amendments to the Regional Plan, and this Area Plan are targeted to specific issues and do not alter the comprehensive foundations of the regional growth management framework, which includes the following components:

- Subdivisions that would create new development potential are prohibited.
- Parcels that legally existed prior to July 1, 1987 were either assigned one residential development right potential residential unit of use (which may or may not be constructed on site) or were authorized for non-residential development.
- In order to construct a residential unit, tourist unit or commercial space, development allocations must be obtained. Allocations are released slowly through a complicated system that requires various forms of environmental improvement in exchange for development allocations. Maximum build out of the Region is established with caps for all land use commodities, which include residential units (residential development rights and allocations), commercial floor area (CFA), and tourist accommodation units (TAUs).
- TRPA permits the phased construction of development over many years by slowly releasing non-residential and residential development allocations.
- The land capability system is used to limit land coverage based on its ecological importance and sensitivity to degradation. Base allowable coverage ranges from 30 percent on non-sensitive land to 1 percent on the most sensitive lands, including SEZs. Additional land coverage can be transferred from more sensitive to less sensitive lands, with certain restrictions. The land coverage program was adjusted in 2012 to accelerate the coverage mitigation and removal from sensitive lands.
- The Individual Parcel Evaluation System (IPES) is a land capability based system to determine development suitability on single family parcels. Many vacant parcels continue to be unbuildable under IPES. As environmental improvements are implemented, the "IPES line" for each jurisdiction can drop to a point of allowing development on all single family lots with a development right except in Stream Environment Zones.
- A development transfer program encourages the relocation of existing development and development rights from sensitive areas to properties that are more suitable for development. Development rights on the most sensitive properties may only be used if transferred to more suitable sites. The development transfer program was adjusted in

2012 to incentivize transfers from sensitive lands and outlying areas to Town Centers by awarding bonus units for such transfers.

- Multi-Residential and Tourist Accommodation Bonus Units are awarded to projects as an incentive to achieve certain desired policy results (e.g., affordable, **moderate, or achievable** housing or environmental improvements). In 2012, the bonus unit program for development transfers to Town Centers was established. A bonus unit pool for CFA was also created.
- **In 2018 the Development Rights Strategic Initiative amendments to the Regional Plan introduced an exchange system that allows for the conversion of one type of land use to another. Exchange rates for converting between CFA, TAUs, single-family and multi-family development are based on environmentally neutral calculations.**
- Recreational capacity is limited by the “Persons At One Time (PAOT)” system. PAOT allocations identify the maximum recreational capacity allowed by TRPA and are distributed with approval of projects that expand recreational capacity. There are separate PAOT limitations for overnight facilities, summer day use facilities and winter day use facilities.

Development Transfers and Bonus Units

Residential Development rights may be transferred to certain **residential**, non-residential and multi-family parcels. The program is intended to direct development to the most suitable locations.

The initial development transfer program was infrequently utilized, so more aggressive incentives were established in 2012. A property owner can now receive residential bonus units when transferring development rights from environmentally impactful locations to a Town Center. The bonus unit award is based on sensitivity (for water quality) and remoteness (for air quality) of the sending parcel. In effect, one development right/allocation in an impactful location can be converted to multiple residential units in a Town Center. TRPA has over 1,200 residential bonus units available, 600 of which can only be used for transfers to Centers. The remaining units can also be earned by completing certain environmental improvements.

The development transfer incentives also apply to existing development, with a greater transfer ratio and restoration requirements for the sending site. Transfer ratios for development rights and existing development are depicted on Tables 4.3-B and 4.3-C below.

EXHIBIT F

Amendments to Area Plan Part 4: Land Use Plan Chapter

Residential Development

Upon adoption of the 1987 Regional Plan, new subdivisions were prohibited and each vacant residential parcel was assigned one residential development right. To build a home, a property owner must have a development right, a "buildable" IPES number and a residential allocation. Alternatively, multi-family units can be created in appropriately zoned areas by completing certain environmental enhancements or meeting certain criteria for affordable, moderate, or achievable housing and obtaining a multi-residential bonus unit from TRPA. In February 2015, there were 1,094 vacant residential parcels (development rights) in the Plan area.

EXHIBIT G

Amendments to Area Plan Part 4: Land Use Plan Chapter

Development Transfers and Bonus Units

Residential Development rights may be transferred to certain **residential**, non-residential and multi-family parcels. The program is intended to direct development to the most suitable locations.

The initial development transfer program was infrequently utilized, so more aggressive incentives were established in 2012. A property owner can now receive residential bonus units when transferring development rights from environmentally impactful locations to a Town Center. The bonus unit award is based on sensitivity (for water quality) and remoteness (for air quality) of the sending parcel. In effect, one development right/allocation in an impactful location can be converted to multiple residential units in a Town Center. TRPA has over 1,200 residential bonus units available, 600 of which can only be used for transfers to Centers. The remaining units can also be earned by completing certain environmental improvements.

The development transfer incentives also apply to existing development, with a greater transfer ratio and restoration requirements for the sending site. Transfer ratios for development rights and existing development are depicted on Tables 4.3-B and 4.3-C below.

EXHIBIT H

Amendments to Area Plan Part 4: Land Use Plan Chapter

LAND USE DEVELOPMENT RIGHTS CONVERSIONS

The development rights system is a central part of the Regional Plan's growth management system and an important strategy used to attain multiple environmental thresholds. Development rights are allowed to be converted between different types of development rights – commercial floor area (CFA), tourist accommodation units (TAU) and residential units of use (RUU). Allowing the conversion, or exchange, of one type of development to another is intended to provide greater flexibility, significantly simplify the system, and expand the available supply for needed development rights while still maintaining the overall development cap set forth in the Lake Tahoe Regional Plan. The TRPA Code of Ordinances specifies the conversion rates between each development right type.

~~The Regional Plan allows land use conversions through several programs. These programs allow TAUs to be converted to either CFA or Residential Units, but do not allow CFA to be converted to TAUs. A process to convert the some of the regional bonus unit pool of CFA to TAUs is being developed by TRPA.~~

~~This Area Plan expands upon the TRPA programs with a pilot program for on-site conversions from CFA to TAUs and conversions of the Placer County supply. The program is intended to facilitate the most likely redevelopment projects and is described below in the Area Plan Program section.~~

EXHIBIT I

Amendments to Area Plan Part 4: Land Use Plan Chapter

Limited Conversion of CFA to TAU

The Area Plan establishes a pilot program for the limited conversion of CFA to TAUs for existing development (held by property owners) and for the CFA supply held by Placer County. The program builds upon the conversion standards currently being developed for the TRPA pool of CFA and Tourist Bonus Units. Limitations include:

- ~~Converted units may only be used in Placer County Town Centers;~~
- ~~Sites must have BMP Certificates;~~
- ~~Sites must have sidewalk access;~~
- ~~Sites must be within ¼ mile of a transit stop;~~
- ~~No more than 200 additional TAUs may be established in Placer County through this pilot program and other actions combined; and,~~
- ~~The program will be periodically monitored for efficacy, possible extension and consideration of program adjustments.~~

The conversion rate is consistent with the conversion rate being developed by TRPA for bonus units: 1 TAU = 450 square feet of CFA.

This amendment is needed because the current supply of TAUs in Placer County is insufficient to accommodate redevelopment projects with new lodging units, creating a barrier to environmental development.

Studies have shown that there is a land use imbalance in the Area Plan, primarily involving a shortage of lodging compared to visitation levels and other uses. The current pattern of visitors staying outside the Tahoe basin and driving to and from activities at Lake Tahoe is environmentally and economically impactful.

This amendment recognizes the uneven distribution of commodities and allows Placer County to establish a more balanced land use pattern over time. It promotes redevelopment of Placer County's Town Centers, which will improve environmental conditions and support the local economy.

EXHIBIT J

Amendments to Area Plan Part 4: Land Use Plan Chapter

Secondary Residences ~~Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)~~

This program is intended to serve as a TRPA-certified local government housing program and would allow for ~~secondary residences~~ **ADUs and JADUs** on parcels less than an acre in size subject to the requirements outlined in TRPA Code Section 21.3.2. (see Figure 4-8 for new parcels gaining a right to develop ~~secondary residences~~**ADUs**). ~~To qualify for the program, properties must be deed restricted to prohibit tourist uses, vacation rentals or be converted to TAUs, and must also be deed restricted for affordability. Consistent with the TRPA four-year Area Plan recertification process, the program shall be evaluated for efficacy and necessary adjustments.~~ **The Area Plan Implementing Regulations describe this program in more detail.**

Consistent with State Law, Placer County's Housing Element promotes residences to provide housing at affordable and moderate cost levels. TRPA Code currently prohibits ~~secondary residences~~ **ADUs** on parcels less than one acre in size **unless a jurisdiction has a TRPA-certified local government housing program**. The amendment **local government housing program** promotes quality housing and improved environmental conditions by **encouraging more diverse housing types**, reducing the need for the Region's employees to commute daily from housing outside the Region.

This program is consistent with Regional Plan Policy HS-3.1, which directs TRPA to work with local jurisdictions to remove identified barriers preventing the construction of necessary affordable housing in the region, including workforce and moderate-income housing, ~~secondary~~ **accessory** residential units and long-term residency in motel units.

EXHIBIT K

Amendments to Area Plan Part 4: Land Use Plan Chapter

TRPA Certified Local Government Moderate-Income Housing Program

This program is intended to serve as a TRPA-certified Local Government Moderate-Income Housing Program. TRPA recognizes Placer County's adopted Housing Element adequately addresses housing needs and issues within the Area Plan as outlined in TRPA Code Section 52.3.6. Placer County housing-related programs such as the Workforce Housing Preservation Program and Infill Incentive Program are examples of programs that meet the criteria of TRPA's Certified Local Government Moderate Income Housing Programs based on the planning principles of transit-oriented development to develop and re-develop housing in proximity to transit, services, and employment centers.

TRPA maintains a Residential Incentive Program and residential allocation incentive pool pursuant to TRPA Code Section 50.5.2. Owners of parcels located within Placer County may apply to TRPA on a first-come, first-served basis for any allocations available in the allocation pool, subject to the limitations in TRPA Code Section 50.5.1.D.

To qualify to receive a residential allocation through the Residential Incentive Program, property owners must, through deed-restriction limit the project area to the approved use and restrict the occupants' household income to moderate-income housing limits. Moderate-income units shall be restricted for long-term occupancy for at least ten months in each calendar year.

Placer County shall document, monitor, submit annual reports to TRPA, and enforce the provisions of the deed restriction for allocations obtained through Placer County's Local Government Moderate-Income Housing Program.

This program is consistent with Regional Plan Goal HS-3, which directs TRPA to work with local jurisdictions to regularly evaluate housing needs in the region and update policies and ordinances if necessary to achieve state, local and regional housing goals. This program is consistent with Regional Plan Goal HS-2, and Policies HS-2.1, HS-2.2, and HS-2.3, to encourage development of moderate income for full-time residents without compromising the growth management provisions of the Regional Plan.

EXHIBIT L

Amendments to Area Plan Part 4: Land Use Plan Chapter

Land Use Diagram

The Area Plan Land Use Diagram (Figure 4-5) depicts the Regional Plan land use designations and Town Centers, along with Village Centers identified by this Area Plan. More detailed zoning maps are included in the Area Plan Implementing Regulations.

REGIONAL PLAN LAND USE DISTRICTS

Regional Plan Policy LU-4.1 describes land use designations and acceptable uses as follows:

LU-4.1: THE REGIONAL PLAN LAND USE MAP IDENTIFIES GROUPINGS OF GENERALIZED LAND USES AND PRIORITY REDEVELOPMENT AREAS IN THE REGION. AREAS OF SIMILAR USE AND CHARACTER ARE MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING EIGHT LAND USE CLASSIFICATIONS: WILDERNESS, BACKCOUNTRY, CONSERVATION, RECREATION, RESORT RECREATION, RESIDENTIAL, MIXED-USE, AND TOURIST. THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. EXISTING URBANIZED AREAS ARE IDENTIFIED AS CENTERS AND INCLUDE TOWN CENTERS, THE REGIONAL CENTER AND THE HIGH DENSITY TOURIST DISTRICT. CENTERS ARE THE AREAS WHERE SUSTAINABLE REDEVELOPMENT IS ENCOURAGED.

Since the development permitted under this plan is generally limited to the existing urban boundaries in which uses have already been established, the concept of this land use plan is directed toward encouraging infill and redirection. The intent of this system is to provide flexibility when dealing with existing uses, continuation of acceptable land use patterns, and redirection of unacceptable land use patterns. Implementation ~~regulations~~ ordinances set forth the detailed management criteria and allowed uses for each land use classification.

This Area Plan includes Conservation, Backcountry, Recreation, Residential, Mixed Use and Tourist districts, along with the Tahoe City, Kings Beach and North Stateline Town Centers. Not included in the Plan are Wilderness, Resort Recreation, Regional Centers or High Density Tourist Districts. Policy LU-4.1 describes the districts as follows.

EXHIBIT M

Amendments to Area Plan Part 4: Land Use Plan Chapter

VILLAGE CENTERS

The smaller Village Centers of Tahoma, Homewood, Sunnyside, Lake Forest/Dollar Hill, Carnelian Bay and Tahoe Vista contain a variety of uses but are not identified in the Regional Plan or eligible for its Town Center incentives. Village Centers face many of the same challenges as the larger Town Centers, including development in SEZs, excess land coverage, scenic non-attainment ratings and a general need for property upgrades.

This Area Plan encourages redevelopment in the Village Centers and implements the programs that are allowed under the Regional Plan. Area Plan programs that apply in the Village Centers include mixed use zoning, revised parking regulations, new design standards and ~~secondary~~ **accessory** dwelling units. Also included are plans to complete trail connections, enhance transit service, and advocate for additional redevelopment incentive programs in the Regional Plan.

EXHIBIT N

Amendments to Area Plan Part 4: Land Use Plan Chapter

Figure 4-8 Parcels Under One Acre Gaining a Right to Develop a ~~Secondary Residence~~
Accessory Dwelling Units.

EXHIBIT O

Amendments to Area Plan Part 4: Land Use Plan Chapter

REDEVELOPMENT

- DP-P-1 Provide incentives to encourage rehabilitation and/or remodeling of commercial, tourist, recreation, public service, and residential properties. Prioritize projects that emphasize rehabilitation by replacement or remodeling of substandard and inefficient development.
- DP-P-2 Consider development of an allocation strategy that assigns priority of commercial floor area (CFA) to projects that emphasize remodeling and rehabilitation of substandard development.
- DP-P-3 Encourage consolidation of development and restoration of sensitive lands to a naturally-functioning condition through transfer of development rights and transfer of land coverage programs.
- ~~DP-P-4 Pursue a program for land use conversions that minimize barriers to inter-jurisdictional transfers and allow the conversion of commercial floor area to tourist accommodation units.~~
- DP-P-54** Pursue the acquisition of tourist accommodation units (TAUs) on sensitive lands and obtain TAU bonus units from TRPA to incentivize high priority redevelopment projects that participate in community-wide improvements as determined by the County.

EXHIBIT P

Amendments to Area Plan Part 4: Land Use Plan Chapter

HOUSING

- HS-P-1 Provide affordable and employee housing within the Plan area and encourage employee shuttles to major employers, such as ski resorts and casinos.
- HS-P-2 Require larger scale commercial, recreational, and tourist accommodation projects to contribute their fair share toward providing employee housing.
- HS-P-3 ~~Multi-~~Residential bonus units may be utilized for affordable **through achievable-income housing, multi-person housing,** and/or employee housing projects.
- HS-P-4 Provide opportunities for affordable **through achievable-income** housing ~~including senior housing~~ in appropriate areas where public transportation is easily available, close to neighborhood-serving retail facilities, and where such development will be compatible with surrounding land uses.
- HS-P-5 Allow for ~~secondary~~**accessory** residences on parcel sizes less than one acre in size **consistent with the Implementing Regulations** ~~where the parcel is deed restricted to not allow for tourist or vacation rental uses and where the parcel is deed restricted for affordability.~~
- HS-P-6 Pursue TRPA-Certified Local Governing **Moderate-Income** Housing Programs pursuant to Sections ~~21.3.2.B,~~ 52.3.4 and 52.3.6 of the TRPA Code of Ordinances to provide additional opportunities for deed-restricted affordable and moderate income housing.
- HS-P-7 Evaluate housing needs in the region in coordination with TRPA. Consistent with Regional Plan Housing Policy HS-3.1, update TRPA policies and ordinances as necessary to achieve state, local and regional housing goals. Future housing efforts should seek to remove identified barriers preventing the construction of necessary affordable **through achievable** housing in the region including, but not limited to, workforce and moderate-income housing, ~~secondary residential~~ **accessory dwelling** units and long-term residency in motel units.

EXHIBIT Q

Amendments to Area Plan Part 8: Implementation Plan Chapter

Implement and Monitor Pilot Projects for Converting CFA to TAUs

Area Plan provisions for the conversion of CFA to TAUs will be established, monitored for efficacy, and potentially improved based on monitoring results. The program will allow Placer County communities to achieve a more balanced land use pattern with lodging units to accommodate more of the region's visitors. The program should enable Town Center redevelopment and reduce auto dependency.

Attachment C

Placer County Board of Supervisors Ordinance to amend the Tahoe Basin Area Plan Implementing Regulations (shows amendments to the Implementing Regulations)

Before the Board of Supervisors County of Placer, State of California

In the matter of:

AN ORDINANCE AMENDING THE TAHOE BASIN
AREA PLAN IMPLEMENTING
REGULATIONS CHAPTER 1, 1.05; CHAPTER 2,
2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09; CHAPTER 3,
3.01, 3.07, 3.13 AND 3.14 PERTAINING TO
HOUSING-RELATED CODE AMENDMENTS FOR
MULTI-RESIDENTIAL DWELLING AND
ACCESSORY DWELLING UNITS

Ordinance No.: 6058-B

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at
a regular meeting held on December 15, 2020, by the following vote:

Ayes: WEYGANDT, HOLMES, UHLER, GUSTAFSON, GORE

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, the Tahoe Basin Area Plan and its Implementing Regulations were adopted by the Placer County Board of Supervisors on December 6, 2016, and by the Tahoe Regional Planning Agency on January 25, 2017;

WHEREAS, the Tahoe Basin Area Plan contains a Socio/Economic Plan element aimed at supporting additional housing at affordable price levels, and providing assistance for economic development and environmental redevelopment, including the following policies:

- **Policy SE-P-3** Opportunities for economic development outside Town Centers should be pursued in a manner consistent with the Regional Plan.

- **Policy SE-P-4** Whenever feasible, Placer County should provide assistance to property owners seeking to complete projects on priority redevelopment sites through public-private partnerships and other forms of assistance.
- **Policy SE-P-5** Placer County supports efforts to promote environmental redevelopment in mixed use areas within and outside Town Centers, including the Village Centers identified in this Area Plan.
- **Policy SE-P-6** Continued efforts to address the existing job-housing imbalance and provide additional housing at affordable price levels should be pursued.

WHEREAS, the Tahoe Basin Area Plan contains a Housing element aimed at supporting efforts to remove barriers preventing the construction of necessary workforce housing including the following policies:

- **Policy HS-P-6** Pursue TRPA-Certified Local Government Moderate-Income Housing Programs pursuant to Sections, 52.3.4 and 52.3.6 of the TRPA Code of Ordinances to provide additional opportunities for deed-restricted affordable and moderate income housing.
- **Policy HS-P-7** Evaluate housing needs in the region in coordination with TRPA. Consistent with Regional Plan Housing Policy HS-3.1, update TRPA policies and ordinances as necessary to achieve state, local and regional housing goals. Future housing efforts should seek to remove identified barriers preventing the construction of necessary affordable housing in the region including, but not limited to, workforce and moderate-income housing, secondary residential units and long-term residency in motel units.

WHEREAS, the purpose of these amendments is to bring the TBAP into conformance with California housing law for accessory dwelling units (ADUs) and provide opportunities for a greater diversity of multi-residential housing types, update the TBAP to be consistent the TRPA Bonus Unit incentive program for moderate- and achievable-income housing, and will add special planning designations and policies to specific zone districts to allow for banking, conversion, and transfer of development rights consistent with the TRPA adopted 2018 Development Rights Strategic Initiative; and

WHEREAS, on November 12, 2020, the Planning Commission held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Sections 17.60.140 and 17.60.090 to consider the proposed TBAP housing-related amendments to the implementing regulations, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on December 15, 2020, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed TBAP housing-related amendments to the implementing regulations; and

WHEREAS, the Board has reviewed the proposed TBAP housing-related amendments, considered the recommendations of the Planning Commission, received and considered any written and oral comments submitted by the public thereon, and has determined that the amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code sections 21080.17 and 21080.50 and CEQA Guidelines Sections 15061(b), 15282(h), 15301, 15303 and 15305; and

WHEREAS, the Board finds the proposed Implementing Regulations are in compliance with applicable requirements of State law and are consistent with the General Plan and the TBAP, and are in the best interests of the County; and

WHEREAS, the Board finds the proposed regulations will serve to protect and enhance the health, safety, and general welfare of the residents of the Tahoe Basin Area Plan area and the County as a whole; and

WHEREAS, the Board finds the proposed regulations are in conformity with public convenience, general welfare and good land use practice, and will not adversely affect the orderly development of property, or the preservation of property valued; and

WHEREAS, the public hearing to consider adoption of this ordinance was noticed in compliance with State law and County Code.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

Section 1. Chapter 1, Section 1.05.G.2 of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. Administrative Review Permit (C). These uses are allowable subject to approval of an Administrative Review Permit (see Placer County Code Section 17.58.100). Administrative Review Permit approval is required for certain land uses that are generally consistent with the purposes of the subdistrict, but could create minor problems for adjoining properties if they are not designed with sensitivity to surrounding land uses. The purpose of an Administrative Review Permit is to allow Placer County Planning Services Division staff and the Placer County Zoning Administrator to ~~evaluate a proposed use to determine if a use is in substantial conformance with approved development and design standards and guidelines~~ problems may occur, to work with the project applicant to adjust the project through conditions of approval to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.

Section 2. Chapter 2, Section 2.03.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.A-1: ALPINE PEAKS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 3. Chapter 2, Section 2.03.B of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.B-1: LAND USE REGULATIONS — BROCKWAY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 4. Chapter 2, Section 2.03.C of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.C-1: LAND USE REGULATIONS — CARNELIAN BAY SUBDIVISION SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 5. Chapter 2, Section 2.03.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.D-1: LAND USE REGULATIONS — CARNELIAN WOODS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 6. Chapter 2, Section 2.03.E of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.E-1: LAND USE REGULATIONS — CEDAR FLAT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 7. Chapter 2, Section 2.03.F of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.F-1: LAND USE REGULATIONS — CHAMBERS LANDING SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 8. Chapter 2, Section 2.03.G of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.G-1: LAND USE REGULATIONS — DOLLAR POINT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 9. Chapter 2, Section 2.03.H of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.H-1: LAND USE REGULATIONS — FAIRWAY TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 10. Chapter 2, Section 2.03.I of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- I. **Fairway Tract Northeast Subdistrict.** The Fairway Tract Northeast Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a residential neighborhood, maintaining the existing character.
 - 1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing Development
 - ii. Multi-Residential Units
 - b. Preferred Affordable, **Moderate, and Achievable** Housing Area
 - c. ~~Multi Residential Incentive Program Area~~
 - 2. **Special Policies.**
 - a. The Fairway Tract Northeast Subdistrict is a multi-residential area that recognizes areas zoned for multiple residential use under pre-existing County and TRPA zoning. Development of housing for the workers of the Tahoe City area is encouraged for this area.
 - b. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.03.I-1: LAND USE REGULATIONS — FAIRWAY TRACT NORTHEAST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multi-Person Dwelling	A	
Public Service		
Threshold-Related Research Facilities	MUP	

TABLE 2.03.I-2: DEVELOPMENT STANDARDS — FAIRWAY TRACT NORTHEAST SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 8 units per acre Multi-Person Dwelling: 25 persons per acre Nursing and Personal Care: 25 persons per acre Residential Care: 25 persons per acre Employee Housing: 15 units per acre

Section 11. Chapter 2, Section 2.03.J of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- J. **Fairway Tract South Subdistrict.** The Fairway Tract South Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a recreation and public service area in a residential neighborhood, maintaining the existing character.
 - 1. **Special Designations.** (See Section 3.14)

- a. TDR Receiving Area for:
 - i. Existing Development
 - ii. Multi-Residential Units
 - b. Preferred Affordable, **Moderate, and Achievable** Housing Area
 - c. ~~Multi Residential Incentive Program Area~~
2. **Special Policies.**
- a. The Fairway Tract Northeast Subdistrict is a multi-residential area that recognizes areas zoned for multiple residential use under pre-existing County and TRPA zoning. Development of housing for the workers of the Tahoe City area is encouraged for this area.
 - b. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.03.J-1: LAND USE REGULATIONS — FAIRWAY TRACT SOUTH SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multiple Family Dwelling	<u>MUP</u>	
Multi-Person Dwelling	<u>MUP</u>	
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

TABLE 2.03.J-2: DEVELOPMENT STANDARDS — FAIRWAY TRACT SOUTH SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel <u>Multiple Family Dwelling: 15 units per acre</u> <u>Multi-Person Dwelling: 37 persons per acre</u> Employee Housing: 15 units per acre

Section 12. Chapter 2, Section 2.03.K of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.K-1: LAND USE REGULATIONS — FLICK POINT / AGATE BAY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 13. Chapter 2, Section 2.03.L of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.L-1: LAND USE REGULATIONS — HIGHLANDS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multiple Family Dwelling	MUP	See Special Policy 2.b.a.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 14. Chapter 2, Section 2.03.N of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

N. Kings Beach Residential Subdistrict. The Kings Beach Residential Subdistrict is located within the North Tahoe East Subarea. This area should continue to be a mixed residential area with substantial improvements to upgrade the character of the area.

1. **Special Designations.** (See Section 3.14)

a. TDR Receiving Area for:

i. Existing Development

ii. Multi-Residential Units

b. Preferred Affordable, Moderate, and Achievable Housing Area

c. ~~Multi Residential Incentive Program Area~~

2. **Special Policies.**

a. The Fairway Tract Northeast Subdistrict is a multi-residential area that recognizes areas zoned for multiple residential use under pre-existing County and TRPA zoning. Development of housing for the workers of the Tahoe City area is encouraged for this area.

b. Single-family residential sites should be 50 feet or more in width.

c. Redirection should be encouraged in terms of planned unit developments that make the most efficient use of site design. Redevelopment projects should allow resubdivision of property equivalent to the number of units created by the old subdivision map, with reversions to acreage of the old subdivision lots. Substandard housing and mobile home and trailer park developments should be encouraged to convert to better quality, more permanent housing stock. Emphasis should be given to affordable, moderate, and achievable housing developments.

d. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.03.N-1: LAND USE REGULATIONS — KINGS BEACH RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
<u>Multi-Person Dwelling</u>	<u>A</u>	
<u>Employee Housing</u>	<u>A</u>	

TABLE 2.03.N-1: LAND USE REGULATIONS — KINGS BEACH RESIDENTIAL SUBDISTRICT		
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.03.N-2: DEVELOPMENT STANDARDS — KINGS BEACH RESIDENTIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwellings: 15 units per acre Multi-Person Dwellings: 37 persons per acre Employee Housing: 15 units per acre Mobile home Dwelling: 8 units per acre

Section 15. Chapter 2, Section 2.03.O of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.O-1: LAND USE REGULATIONS — KINGSWOOD EAST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 16. Chapter 2, Section 2.03.P of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.P-1: LAND USE REGULATIONS — KINGSWOOD WEST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 17. Chapter 2, Section 2.03.Q of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.Q-1: LAND USE REGULATIONS — LAKE FOREST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 18. Chapter 2, Section 2.03.R of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- R. **Lake Forest Glen Subdistrict.** The Lake Forest Glen Subdistrict is located within the Greater Tahoe City Subarea. This area should be continued as a medium density residential area with some additional compatible commercial uses.
 - 1. **Special Designations.** None.
 - a. **TDR Receiving Area for:**
 - i. **Existing Development**

ii. Multi-Residential Units

b. Preferred Affordable, Moderate, and Achievable Housing Area

2. **Special Policies.**

- a. A high priority should be given to evaluation and restoration of disturbed SEZs. There should be no further encroachment into the meadow.
- b. Provide opportunities for development of a variety of **multi-residential** housing **types** ~~for seniors~~ with emphasis on affordable, **moderate, and achievable** housing.

TABLE 2.03.R-1: LAND USE REGULATIONS — LAKE FOREST GLEN SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multi-Person Dwelling	<u>A</u>	
Employee Housing	<u>A</u>	
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

TABLE 2.03.R-2: DEVELOPMENT STANDARDS — LAKE FOREST GLEN SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre <u>Multi-Person Dwelling: 37 persons per acre</u> <u>Employee Housing: 15 units per acre</u>

Section 19. Chapter 2, Section 2.03.S of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.S-1: LAND USE REGULATIONS — MARK TWAIN TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 20. Chapter 2, Section 2.03.T of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.T-1: LAND USE REGULATIONS — MCKINNEY TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 21. Chapter 2, Section 2.03.V of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.V-1: LAND USE REGULATIONS — SUNNYSIDE / SKYLAND SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 22. Chapter 2, Section 2.03.W of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.W-1: LAND USE REGULATIONS — TAHOE ESTATES SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 23. Chapter 2, Section 2.03.X of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.X-1: LAND USE REGULATIONS — TAHOE PARK / PINELAND SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 23. Chapter 2, Section 2.03.Y of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.Y-1: LAND USE REGULATIONS — TAHOE PINES SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 24. Chapter 2, Section 2.03.Z of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- Z. **Tahoe Vista Residential Subdistrict.** The Tahoe Vista Residential Subdistrict is located within the North Tahoe West Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.
 - 1. **Special Designations.** ~~None.~~
 - a. **TDR Receiving Area for:**
 - i. **Existing Development**
 - ii. **Multi-Residential Units**
 - b. **Preferred Affordable, Moderate, and Achievable Housing Area**
 - 2. **Special Policies.** ~~None.~~
 - a. **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.03.Z-1: LAND USE REGULATIONS — TAHOE VISTA RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.03.Z-2: DEVELOPMENT STANDARDS — TAHOE VISTA RESIDENTIAL SUBDISTRICT	
Maximum Density	The maximum number of residential bonus units which may be permitted for this Subdistrict is 20 units.
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Mobile Home Dwelling: 10 units per acre Multiple Family Dwelling: 15 units per acre Multi-Person Dwelling: 25 37 people per acre Residential Care: 25 people per acre Employee Housing: As per the limitations above

Section 25. Chapter 2, Section 2.03.AA of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.AA-1: LAND USE REGULATIONS — TAHOE VISTA SUBDIVISION SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 26. Chapter 2, Section 2.03.BB of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

BB. Tahoma Residential Subdistrict. The Tahoma Residential Subdistrict is located within the West Shore Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.

1. **Special Designations.** (See Section 3.14)
 - a. TDR Receiving Area for Existing Development; Multi-Residential Units.
 - a-b. Preferred Affordable, **Moderate, and Achievable** Housing Area
2. **Special Policies.** ~~None.~~
 - a. Placer County, El Dorado County, and the Tahoe City Advisory Council should continue to coordinate efforts with TRPA and State agencies to solve water quality problems in this area.
 - b. Water treatment facilities such as settling ponds should be located in this area.
 - c. ~~Provide opportunities for development of a variety of housing for seniors with an emphasis on affordable housing.~~
 - d-c. Provide opportunities for development of **a variety of multi-residential housing types with an emphasis on** affordable, **moderate, and achievable** housing.

TABLE 2.03.BB-1: LAND USE REGULATIONS — TAHOMA RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Employee Housing	<u>A</u>	
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.03.BB-2: DEVELOPMENT STANDARDS — TAHOMA RESIDENTIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 8 units per acre Multi-Person Dwelling: 15 25 persons per acre Employee Housing: 8 units per acre

Section 27. Chapter 2, Section 2.03.CC of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.CC-1: LAND USE REGULATIONS — TALMONT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 28. Chapter 2, Section 2.03.DD of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

DD. Tavern Heights Subdistrict. The Tavern Heights Subdistrict is located partially within the Greater Tahoe City Subarea and partially within the West Shore Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.

1. **Special Designations.** (See Section 3.14)
 - a. _____ TDR Receiving Area for **Existing Development**; Multi-Residential Units (Special Area #1 Only)
 - a-b. _____ Preferred Affordable, Moderate, and Achievable Housing Area
2. **Special Policies.**
 - a. The two religious facilities, as they exist upon the adoption of this Area Plan, are considered allowed uses.
 - b. Special Area #1 is designated for multi-residential use and Government Office Use.
 - c. _____ **Special Area #1 provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, achievable, and employee housing.**

TABLE 2.03.DD-1: LAND USE REGULATIONS — TAVERN HEIGHTS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
<u>Multi-Person Dwellings</u>	<u>MUP</u>	<u>Limited to Special Area #1</u>
<u>Employee Housing</u>	<u>MUP</u>	<u>Limited to Special Area #1</u>
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.03.DD-2: DEVELOPMENT STANDARDS — TAVERN HEIGHTS SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 8 units per acre <u>Multi-Person Dwelling: 25 persons per acre</u> <u>Employee Housing: 8 units per acre</u>

Section 29. Chapter 2, Section 2.03.EE of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.EE-1: LAND USE REGULATIONS — TIMBERLAND SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 30. Chapter 2, Section 2.03.FF of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.FF-1: LAND USE REGULATIONS — WOODVISTA SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 31. Chapter 2, Section 2.04.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:
 - a. Mixed-Use Town Center (MU-TC).
 - ii. **Special Policies.**
 - (5) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.
 - b. Mixed-Use Neighborhood (MU-N).
 - ii. **Special Policies.**

- (4) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**
- d. Mixed-Use Neighborhood Tourist (MU-NT).
- ii. **Special Policies.**
- (3) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**
- f. Mixed Use Neighborhood Dollar Hill (MUN-DH). This area should continue to be a neighborhood oriented **multi-family residential and** commercial area.
- i. **Special Designation. (See Section 3.14)**
- (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
- (2) Preferred Affordable, **Moderate, and Achievable** Housing Area (~~Senior Citizen Only~~)
- (3) ~~Multi-Residential Incentive Program Area (Bonus Units for Affordable Housing Only)~~
- ii. **Special Policies**
- (1) The uses permitted along Highway 28 should be compatible with the visual sensitivity of the area.
- (2) ~~Senior~~ **Affordable, moderate, and achievable** housing and/or community recreation facilities should be considered and encouraged as an alternative to commercial use for this area
- (3) Strip commercial development in this area is discouraged.
- (4) In order to approve a mixed-use project involving affordable, **moderate, and achievable-income** housing, the ~~affordable~~ housing component shall be constructed prior to, or in conjunction with, the project as a whole.
- (5) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, achievable, employee, and workforce housing.**
- g. Mixed-Use Neighborhood Lake Forest Glen (MUN-LFG).
- i. **Special Designation.**
- (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
- (2) Preferred Affordable, Moderate, and Achievable-Income Housing Area**
- ii. **Special Policies**
- (1) Commercial development should be limited to the properties fronting Highway 28 north of upper Lake Forest Road, discouraging strip development.
- (2) Provide opportunities for development of a variety of **multi-residential** housing ~~for seniors~~ **types** with emphasis on affordable, **moderate, and achievable** housing.

TABLE 2.04.A-1: LAND USE REGULATIONS — GREATER TAHOE CITY MIXED-USE SUBDISTRICTS								
Use	Town Center Subdistricts					Village Center Subdistricts		Add'l Regs
	MU-TC	MU-N	MU-S	MU-NT	MU-REC	MUN-DH	MUN-LFG	
Residential								
Multiple Family Dwellings	A(1)	A	<u>MUP</u>	A	<u>MUP</u>	MUP	A	
Multi-Person Dwellings	<u>A(1)</u>	<u>A</u>	<u>MUP</u>	<u>A</u>	<u>MUP</u>	<u>MUP</u>	<u>A</u>	
Employee Housing	MUP	MUP	MUP	MUP	MUP	<u>MUP</u>	<u>A</u>	
Public Service								
Threshold-Related Research Facilities	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	

TABLE 2.04.A-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS — GREATER TAHOE CITY MIXED-USE SUBDISTRICTS								
	Town Center Subdistricts					Village Center Subdistricts		
	MU-TC	MU-N	MU-S	MU-NT	MU-REC	MUN-DH	MUN-LFG	
Density within Town Centers is governed by Chapter 13, Area Plans, of the TRPA Code of Ordinances. Chapter 31, Density, of the TRPA Code of Ordinances does not apply within Town Centers.								
Residential								
<i>Multiple Family Dwelling (du/acre)</i>	25	25	<u>25</u>	25	<u>25</u>	15	15	
<i>Multi-Person Dwelling (people per acre)</i>	<u>2562</u>	<u>2562</u>	<u>62</u>	<u>2562</u>	<u>62</u>	<u>37</u>	<u>37</u>	
<i>Employee Housing</i>	25	25	25	25	15	<u>15</u>	<u>15</u>	

Section 32. Chapter 2, Section 2.04.B of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:

a. Mixed-Use Mountainside Town Center (MU-MTC)

ii. **Special Policies.**

(3) **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

- b. Mixed-Use Lakeside Town Center (MU-LTC).
 - ii. **Special Policies.**
 - (4) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**
- c. Mixed-Use Residential (MU-R).
 - ii. **Special Policies.**
 - (3) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.04.B-1: LAND USE REGULATIONS — NORTH TAHOE EAST MIXED-USE SUBDISTRICTS

Use	Town Center Subdistricts				
	MU-MTC	MU-LTC	MU-R	MU-TOR	MU-WREC
Residential					
Single Family Dwelling	<u>A(6)</u>	<u>A(6)</u>		<u>A(6)</u>	<u>A(6)</u>
Multiple Family Dwellings	MUP	MUP	MUP	MUP	<u>MUP</u>
Multi-Person Dwellings	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>
Public Service					
Threshold-Related Research Facilities	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>

Notes:

(6) New single family and secondary accessory dwellings units are not allowed on the street level along North Lake Boulevard.

TABLE 2.04.B-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS — NORTH TAHOE EAST MIXED-USE SUBDISTRICTS

	Town Center Subdistricts				
	MU-MTC	MU-LTC	MU-R	MU-TOR	MU-WREC
Density within Town Centers is governed by Chapter 13, Area Plans, of the TRPA Code of Ordinances. Chapter 31, Density, of the TRPA Code of Ordinances does not apply within Town Centers.					
Residential					
Multi-Person Dwelling (people per acre)	<u>2562</u>	<u>2562</u>	<u>2562</u>	<u>2537</u>	<u>2562</u>
Employee Housing (units/acre)	25	25	25	<u>15</u>	25
Maximum Community Noise Equivalent Level (CNEL)	<u>6560</u>	<u>6560</u>	55	60	55

Section 33. Chapter 2, Section 2.04.C of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:

- a. Mixed-Use Community Center (MU-CC).
 - i. **Special Designations.** (See Section 3.14)
 - (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
 - (2) Preferred Affordable, **Moderate, and Achievable** Housing Area
 - (3) ~~Multi-Residential Incentive Program Area~~
 - ii. **Special Policies.**
 - (16) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

- b. Mixed-Use Gateway (MU-G).
 - i. **Special Designations.** (See Section 3.14)
 - (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
 - (2) Preferred Affordable, **Moderate, and Achievable** Housing Area
 - (3) ~~Multi-Residential Incentive Program Area~~
 - ii. **Special Policies.**
 - (15) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

- c. Mixed-Use Neighborhood Center (MU-NC).
 - i. **Special Designations.** (See Section 3.14)
 - (1) TDR Receiving Area for: Existing Development; **Multi-Residential Units**
 - (2) Preferred Affordable, Moderate, and Achievable-Income Housing Area**
 - ii. **Special Policies.**
 - (12) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.04.C-1: LAND USE REGULATIONS — NORTH TAHOE WEST MIXED-USE SUBDISTRICTS						
	Village Center Subdistricts					
Use	MU-GW	MU-CCW	MU-CCE	MU-GE	MU-NC	Add'l Regs
Residential						
Multi-Person Dwellings	MUP	MUP	<u>MUP(3)</u>	MUP	<u>MUP(1)</u>	
Public Service						
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	

TABLE 2.04.C-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS — NORTH TAHOE WEST MIXED-USE SUBDISTRICTS					
	Village Center Subdistricts				
	MU-GW	MU-CCW	MU-CCE	MU-GE	MU-NC
Maximum Density (Units/acre unless otherwise indicated)					
Residential					
Multi-Person Dwelling (people per acre)	<u>2537</u>	<u>2537</u>	<u>37</u>	<u>2537</u>	<u>37</u>
Maximum Community Noise Equivalent Level (CNEL)	55	<u>605</u>	55	55	60
	Where applicable, a maximum 55 CNEL override is permissible for the Highway 28 Corridor				

Section 34. Chapter 2, Section 2.04.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:

- a. Tahoma Village Center Subdistrict.
 - i. **Special Designations.** (See Section 3.14)
 - (1) TDR Receiving Area for: Existing Development; **Multi-Residential Units.**
 - (2) Preferred Affordable, **Moderate, and Achievable** Housing Area.
 - ii. **Special Policies.**
 - (2) **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**
- b. Homewood Village Center Subdistrict.
 - i. **Special Designations.** (See Section 3.14)
 - (1) TDR Receiving Area for: Existing Development; **Multi-Residential Units.**
 - (2) **Preferred Affordable, Moderate, and Achievable Housing Area.**
 - ii. **Special Policies.**
 - (5) **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**
- c. Sunnyside Village Center Subdistrict.
 - i. **Special Designations.** (See Section 3.14)
 - (1) TDR Receiving Area for: Existing Development; **Multi-Residential Units.**
 - (2) **Preferred Affordable, Moderate, and Achievable Housing Area.**
 - ii. **Special Policies.**
 - (2) **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.04.D-1: LAND USE REGULATIONS — WEST SHORE MIXED-USE SUBDISTRICTS				
Use	Tahoma Village Center	Homewood Village Center	Sunnyside Village Center	Add'l Regs
Residential				
Multi-Person Dwellings	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	
Public Service				
Threshold-Related Research Facilities	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	

TABLE 2.04.D-2: DENSITY, BUILDING HEIGHT AND NOISE STANDARDS — WEST SHORE MIXED-USE SUBDISTRICTS			
Subdistrict	Tahoma Village Center	Homewood Village Center	Sunnyside Village Center
Maximum Density (Units/acre unless otherwise indicated)			
Residential			
<u>Multi-Person Dwellings (people per acre)</u>	<u>25</u>	<u>25</u>	<u>25</u>

Section 35. Chapter 2, Section 2.05.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. Special Policies. ~~None.~~
 - a. **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.05.A-1: LAND USE REGULATIONS — FAIRWAY SERVICE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multi-Person Dwellings	<u>MUP</u>	
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

TABLE 2.05.A-2: DEVELOPMENT STANDARDS — FAIRWAY SERVICE SUBDISTRICT	
Maximum Density	
Residential	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre <u>Multi-Person Dwelling: 37 people per acre</u> Employee Housing: As per the limitations set forth in this table

Section 36. Chapter 2, Section 2.05.B of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

1. **Special Designation.** (See Section 3.14)

- a. TDR Receiving Area for:

- i. Existing Development
 - ii. Multi-Residential Units
 - b. Preferred Affordable, Moderate, and Achievable Housing Area
- 2. Special Policies.
 - c. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.05.B-1: LAND USE REGULATIONS — KINGS BEACH INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
<u>Multiple Family Dwelling, Multi-Person Dwelling and Employee Housing</u>	<u>MUP</u>	<u>Affordable, Moderate, and/or Achievable Housing Only</u>
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.05.B-2: DEVELOPMENT STANDARDS — KINGS BEACH INDUSTRIAL SUBDISTRICT	
<u>Maximum Density</u>	<u>Employee Housing: 15 units per acre</u> <u>Multiple Family Dwellings: 15 units per acre</u> <u>Multiple Person Dwellings: 37 persons per acre</u>

Section 37. Chapter 2, Section 2.05.C of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- 1. **Special Designation.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing Development
 - ii. Multi-Residential Units
 - b. Preferred Affordable, Moderate, and Achievable Housing Area
- 2. Special Policies.
 - j. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.05.C-1: LAND USE REGULATIONS — LAKE FOREST COMMERCIAL SUBDISTRICT			
Use	Special Area #1	Special Area #2	Notes
Residential			
<u>Multi-Person Dwellings</u>	<u>MUP</u>	<u>MUP</u>	
Public Service			
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	<u>MUP</u>	

TABLE 2.05.C-2: DEVELOPMENT STANDARDS — LAKE FOREST COMMERCIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre Multi-Person Dwellings: 37 persons per acre Employee Housing: As per the density limitations above

Section 38. Chapter 2, Section 2.05.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

1. **Special Designation.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing Development
 - ii. Multi-Residential Units**
 - b. Preferred Affordable, **Moderate, and Achievable** Housing Area
2. **Special Policies.**
 - b. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.05.D-1: LAND USE REGULATIONS — TAHOE CITY INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multi-Person Dwellings	MUP	
Public Service		
Threshold-Related Research Facilities	MUP	

TABLE 2.05.D-2: DEVELOPMENT STANDARDS — TAHOE CITY INDUSTRIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Multiple Family Dwellings: 15 units per acre Multi-Person Dwelling: 37 people per acre Mobile Home Dwelling: 8 units per acre Employee Housing: As per the limitations above

Section 39. Chapter 2, Section 2.05.E of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.05.E-1: LAND USE REGULATIONS — TAHOE VISTA INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	MUP	

Section 40. Chapter 2, Section 2.06.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.A-1: LAND USE REGULATIONS — BLACKWOOD SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 41. Chapter 2, Section 2.06.B of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.B-1: LAND USE REGULATIONS — BURTON CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 42. Chapter 2, Section 2.06.C of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.C-1: LAND USE REGULATIONS — LOWER WARD VALLEY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 43. Chapter 2, Section 2.06.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.D-1: LAND USE REGULATIONS — MARTIS PEAK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 44. Chapter 2, Section 2.06.E of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.E-1: LAND USE REGULATIONS — MCKINNEY LAKE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 45. Chapter 2, Section 2.06.F of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.F-1: LAND USE REGULATIONS — WATSON CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 46. Chapter 2, Section 2.07.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.A-1: LAND USE REGULATIONS — 64 ACRE TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 47. Chapter 2, Section 2.07.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.D-1: LAND USE REGULATIONS — LOWER TRUCKEE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 48. Chapter 2, Section 2.07.E of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.E-1: LAND USE REGULATIONS — NORTH STAR SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 49. Chapter 2, Section 2.07.F of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.F-1: LAND USE REGULATIONS — NORTH TAHOE HIGH SCHOOL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 50. Chapter 2, Section 2.07.G of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.G-1: LAND USE REGULATIONS — NORTH TAHOE RECREATION AREA SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 51. Chapter 2, Section 2.07.H of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.H-1: LAND USE REGULATIONS — SNOW CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 52. Chapter 2, Section 2.07.I of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.I-1: LAND USE REGULATIONS — TAHOE CITY GOLF COURSE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 53. Chapter 2, Section 2.07.J of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.J-1: LAND USE REGULATIONS — UPPER WARD VALLEY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 54. Chapter 2, Section 2.08.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

1. **Special Designation.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing Development
 - ii. Multi-Residential Units
 - b. Preferred Affordable, Moderate, and Achievable Housing Area**
 - ~~b. Multi Residential Incentive Program Area~~
2. **Special Policies.**
 - c. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.08.A-1: LAND USE REGULATIONS — GRANLIBAKKEN SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
<u>Multi-Person Dwelling</u>	<u>A</u>	
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.08.A-2: DEVELOPMENT STANDARDS — GRANLIBAKKEN SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre Multi-Person Dwelling: 37 persons per acre Employee Housing: As per the limitations above

Section 55. Chapter 2, Section 2.09.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- A. **Town Center Overlay District.** The purpose of Town Center Overlay District is to promote environmental redevelopment and provide capacity for transfers of development in accordance with the Regional Plan.

Except as provided in the supplemental limitations in this Section 2.09, all property within the Tahoe City, Kings Beach, and North Stateline Town Center Overlay Districts shall be eligible for all programs in the Regional Plan and Code for Town Centers, including but not limited to: eligibility as receiving areas for transfers of development rights and existing development in accordance with Chapter 51, **Banking, Conversion, and** Transfers of Development, of the TRPA Code of Ordinances; land coverage provisions for Centers in accordance with Chapter 30, Land Coverage, of the TRPA Code of Ordinances; and development standards for Town Centers in accordance with Chapter 13, Area Plans, of the TRPA Code of Ordinances.

Section 56. Chapter 3, Section 3.01 of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

3.01 Permissible Uses

Permissible Uses are defined in Chapter 21 of the TRPA Code of Ordinances. Permissible uses for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations. Additional provisions for secondary residences **accessory dwelling units** are outlined in ~~Subsections A and B~~ below.

Additional ~~Secondary Residences~~ Accessory Dwelling Units-Allowed. In addition to **accessory dwelling units (ADU) and junior accessory dwelling units (JADU), or what are referred to as** secondary residences **by TRPA**, permitted as an accessory use by Section 21.3.2.A.1 of the TRPA Code of Ordinances, ~~secondary residences~~ **ADUs and JADUs** are also permitted **on parcels less than one acre** as accessory to a single family residence **dwelling or multi-family dwelling primary use it serves under Section 21.3.2.A.2 of the TRPA Code of Ordinances, as this document, Placer County's Housing Element, and Placer County's Zoning Ordinance Section 17.56.200 serve as a TRPA-Certified Local Government Housing Program** if the parcel is ~~deed~~ restricted to prohibit the secondary residence to be converted to a tour-ist use or utilized as a vacation rental, and that is ~~deed~~ restricted for affordability as determined by the Placer County Housing Specialist and in accordance with current California Department of Housing and Community Development requirements. **A secondary residence ADUs and JADUs shall not be considered in calculating single-family or multi-family density, however,** shall be considered a Residential Unit subject to the residential allocation and transfer provisions of the TRPA Code of Ordinances. Consistent with the TRPA four-year Area Plan recertification process, the secondary residential unit program shall be evaluated for efficacy and necessary adjustments.

Note: Pursuant to State of California regulations that prevent local jurisdictions from imposing further restrictions on ADUs and JADUs, applicants for all ADU/JADU permits must obtain authorization from both Placer County (in accordance with Placer County Code Section 17.56.200 and California Government Code Sections 65852.2 and 65852.22) and TRPA (in accordance with the Regional Plan, including requirements that the ADU be deed-restricted to affordable, moderate, or achievable housing). Delegated ADU permitting authority may be reassumed by Placer County when/if the State of California and/or TRPA regulations are changed.

A. ~~Requirements for Secondary Residences~~

- ~~1. Application Contents and Requirements.~~ An Administrative Review Permit approval is required for a secondary residence within the Lake Tahoe Basin. The following materials shall be submitted with permit applications for secondary residences:

- a. Existing Residence. On a lot with an existing single family residence, include floor plans and elevations of the second unit and a representative photograph of the primary residence.
 - b. Undeveloped Parcels. Applications for secondary residences on undeveloped parcels shall include elevations and floor plans for both the main and second units.
- ~~2. 2. Timing of Permit and Construction. A permit for a secondary residence may be issued and the unit constructed either simultaneously with or subsequent to the primary residence to be constructed on the site.~~

~~3. Design Standards for Secondary Residences.~~

- a. Maximum Floor Area. The maximum floor area allowed for a secondary residence, whether attached to the primary unit or detached, shall be based on the area of the lot as follows, provided that an attached unit shall not increase the floor area of an existing primary residence by more than 30 percent. [NOTE: "Floor area" as used in this section means the living area of a residence, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.]

TABLE 3.01.A: MAXIMUM SECONDARY RESIDENCE SIZE	
<i>Lot Area of Site</i>	<i>Maximum Secondary Residence Floor Area</i>
2.29 acres or less	840 sq. ft.
2.3 to 4.99 acres	1,000 sq. ft.
5 acres or more	1,200 sq. ft.

- b. Allowable Garage Area. Detached secondary residences may be allowed an attached garage or carport with a maximum size of 576 square feet in addition to maximum permitted living area. Such space must be clearly designed for the storage of an automobile(s).
- c. Appearance of Secondary Residence. The secondary residence shall be architecturally compatible with the primary residence. For attached units, the appearance of the building shall remain that of a single family residence.

~~4. Occupancy.~~

- a. Either the primary or secondary residence on the site shall be occupied at least 10 months per year.
- b. Short term rental of a secondary residence or its bedrooms to overnight guests for fewer than 30 consecutive days is prohibited.

~~5. General Development Requirements. Construction associated with any secondary residence shall conform to the height, setback, lot coverage, site plan review, fees, charges, and other requirements generally applicable to residential construction within the zoning subdistrict where the subject property is located.~~

~~6. Building Code and Floor Area Calculation Requirements. Detached secondary residences or additions to existing primary residences shall comply with appropriate building code requirements, minimum parcel size requirements, maximum unit floor area limits for the secondary residence, parking standards and building setback standards. Floor area calculations shall be measured from exterior walls consistent with Uniform Building Code standards.~~

~~7. Deed Restriction. Prior to issuance of a building permit for a secondary residence, the owner shall record a deed restriction which addresses the restrictions on such units contained herein. The~~

declaration shall run with the land and be binding upon the applicant and successor property owners.

Section 57. Chapter 3, Section 3.07.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 3.07.A-1: PARKING SPACES REQUIRED	
Use	Required Number of Parking Spaces
Residential Uses	
Single-Family Dwelling	2 per unit
<u>Accessory Dwelling Unit (ADU)</u>	<p><u>No additional parking is required if the proposed ADU is:</u></p> <p><u>(1) Within one-half mile of a public transit stop;</u></p> <p><u>(2) Within an architecturally and historically significant historic district;</u></p> <p><u>(3) Within the existing single-family dwelling or an existing residential accessory structure;</u></p> <p><u>(4) In an area where on-street parking permits are required but not offered to the occupant of the ADU;</u></p> <p><u>(5) Within one block of a car share vehicle pick-up location;</u></p> <p><u>(6) A junior accessory dwelling unit; or</u></p> <p><u>(7) Converted from a garage, carport, or other covered parking space, or if a garage, carport, or other covered parking space is demolished in conjunction with the accessory or junior accessory dwelling unit construction.</u></p> <p><u>In all other scenarios, parking requirements for ADUs shall not exceed one parking space per ADU. These spaces may be provided as tandem parking on a driveway.</u></p> <p><u>a) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.</u></p> <p><u>b) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of a secondary residence or converted to an secondary residence, the local agency shall not require that those offstreet parking spaces be replaced.</u></p>

5. **General Standards.** Adequate on-site parking to meet the parking demand of a use shall be provided within the project area.
 - a. Single-Family Houses, Including ~~Secondary Residences~~ **Accessory Dwelling Units.** Parking spaces within a driveway, a garage, or carport shall be considered in determining the adequacy of parking facilities for single-family houses, including ~~secondary residences~~ **accessory dwelling units.** Stacked parking may occur.

Section 58. Chapter 3, Section 3.07.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. **Standards Applicable to Driveways.**

d. Numbers of Driveways.

- i. One driveway connection is allowed for single-family uses, including ~~secondary~~ **accessory** dwelling units. No circular or secondary driveway connections are allowed.

e. Width of Driveways.

- i. **Single-Family Houses, Including ~~Secondary Residences~~ Accessory Dwelling Units:** Driveways serving single-family houses, including ~~secondary residences~~ **ADUs**, shall have a minimum width of 10 feet and a maximum of 20 feet. Where the single-family house includes a garage, the driveway shall be at least as wide as the garage door opening for a distance of 20 feet from the front of the garage to the back of sidewalk, or back of curb where there is no sidewalk or edge of travel way where there is no sidewalk or curb.

- f. Service Drives. Uses other than single-family houses, including ~~secondary residences~~ ADUs, which do not require the preparation of a traffic analysis pursuant to Section 65.2.4 of the TRPA Code of Ordinances, may be permitted an additional service driveway for maintenance and garbage removal. The service driveway shall be at least 10 feet wide, and no more than 12 feet wide. All maneuvering shall be accomplished on site to provide ability to enter any public or private road in a forward direction. With the exception of single-family residences, backing out onto a street is not allowed.

Section 59. Chapter 3, Section 3.13.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- A. **Allocations.** For ~~commodities~~ **allocations** that have been released to the County by TRPA, the County is responsible for **assigning** ~~allocating~~ **allocations** ~~commodities~~ to projects and maintaining records of allocations, which shall be transmitted to TRPA annually or as specified in an MOU.

Section 60. Chapter 3, Section 3.15.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- ~~B. **Commodity Conversions.** In addition to allowances for the election of conversion of use outlined in the TRPA Code of Ordinances, Section 50.10, Election of Conversion of Uses, a pilot program is established allowing property owners to convert verified Commercial Floor Area (CFA) and Placer County to convert the supply of CFA that TRPA has released to the County, to TAUs (Tourist Accommodation Units), subject to the following limitations:~~

- ~~1. The conversion ratio shall be 450 square feet of CFA = 1 TAU;~~
- ~~2. No more than 200 TAUs may be established within the Placer County Tahoe Basin Area Plan through this pilot program and other programs combined;~~
- ~~3. Converted units may only be used within Town Center Overlay Districts;~~
- ~~4. Sites must have BMP Certificates;~~
- ~~5. Sites must have sidewalk access;~~
- ~~6. Sites must be within 0.25 mile of a Transit Stop; and~~
- ~~7. The program will be periodically monitored for efficacy and future consideration of program adjustments.~~

B. TRPA Certified Placer County Moderate-Income Housing Program. This program is intended to serve as a TRPA-Certified Local Government Moderate In-come Housing Program as described in subsection 52.3.6 of the TRPA Code of Ordinances. Owners of parcels located within Placer County may apply to TRPA to receive a residential allocation from the Residential Allocation Incentive Pool, subject to the limitations in TRPA Code Section 50.5.1.D.

To qualify to receive a residential allocation through the Residential Incentive Pro-gram, property owners must, through deed-restriction limit the project area to the approved use and restrict the occupants' household income to moderate-income housing limits. Moderate-income units using residential allocations received through this program shall be restricted for long-term occupancy for at least ten months in each calendar year.

Section 61. Chapter 3, Section 3.14 of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

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.

A. Development Transfer Receiving Areas. The following subdistricts are eligible to receive transfers of development:

1. **Transfer of Potential Residential Units of Use (Formerly 'Development Rights') to Town Centers.** Properties within the Town Center Overlay District are eligible to receive Transfers of ~~Development Rights~~ **Potential Residential Units of Use** to Centers, with bonus units, in accordance with Section ~~5051.35.21.C.3~~ of the TRPA Code of Ordinances.
2. **Transfers of Existing Development to Town Centers.** Properties within the Town Center Overlay District are eligible to receive Transfers of Existing Development to Centers, with bonus units, in accordance with Section 51.5.**3.C** of the TRPA Code of Ordinances.
3. **Transfers of One or More Potential Residential Units of Use. ~~Development Rights.~~** Parcels eligible to receive one or more ~~Development Rights~~ **Potential Residential Units of Use** in accordance with Subsection 51.35.31.AC.1 of the TRPA Code of Ordinances are limited to property within the Town Center Overlay District or within a subdistrict designated as a receiving area for transfers of multi-residential units.
4. **Transfers of One Potential Residential Unit of Use. ~~Development Right.~~** Additional parcels eligible to receive one ~~Development Right~~ **Potential Residential Unit of Use** are identified in Subsection 51.35.31.BC.2 of the TRPA Code of Ordinances.
5. **Transfers of Existing Development.** Parcels eligible to receive transfers of existing development in accordance with Section 51.5.**3** of the TRPA Code of Ordinances are limited to property within the Town Center Overlay District or within a subdistrict designated as a receiving area for transfers of existing development.

B. Special Designations. In addition to the receiving area allowances listed above in Subsection A, Subdistricts may have one or more Special Designations that allow for reception of transfers of development. Special Designations include the following:

1. **TDR (Transfer of Development Right) Receiving Area.** The following designations determine which Subdistricts, or portions thereof, are receiving areas for transfer of the development specified in Chapter 51 of the TRPA Code of Ordinances: **Banking, Conversion, and Transfer of Development Rights:**

- a. Existing Development. The existing development designation determines which areas are eligible for the transfer of existing uses that are permissible uses in the Subdistrict.
 - b. Multi-Residential Units. The multi-residential unit designation determines which areas are eligible for the transfer of **a potential residential development rights units of use.** ~~Some subdistricts may be limited to employee housing only.~~
2. ***Preferred Affordable, Moderate, and Achievable Housing Area.*** Subdistricts with the preferred affordable, **moderate, and achievable** housing area designation are preferred locations for affordable, **moderate, and achievable** housing and are eligible for subdivision of post-1987 residential projects pursuant to sub-paragraph 39.2.5.**C, D, and F** of the TRPA Code of Ordinances.
 - ~~3. ***Multi Residential Incentive Area.*** All projects receiving multi-residential bonus units must comply with the criteria found in Section 52.3.2 of the TRPA Code of Ordinances.~~
 - ~~4.3. ***Preferred Industrial Area.*** Subdistricts with the preferred industrial area designation are eligible for the commercial allocation and transfer incentives pursuant to Chapters 50 and 51.~~
 - ~~5.4. ***Town Center.*** Subdistricts within the Town Center Overlay District qualify as TDR Receiving Areas, **and Preferred Affordable, Moderate, and Achievable-Housing Areas and Multi-Residential Incentive Program Areas.**~~

Section 62. This ordinance shall take force and become effective thirty (30) days of the date of its passing, in accordance with Government Code Section 25123.

Section 63. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

Attachment D

Regional Plan Conformance Findings and Finding of No Significant Effect (FONSE)

**REQUIRED FINDINGS & FINDING OF NO SIGNIFICANT EFFECT
FOR AMENDMENTS OF THE PLACER COUNTY
TAHOE BASIN AREA PLAN**

This document contains required findings per Chapter 3, 4, 13, 21, and 52 of the TRPA Code of Ordinances for amendments to the Placer County Tahoe Basin Area Plan (TBAP):

Chapter 3 Findings: The following finding must be made prior to amending the TBAP:

1. Finding 3.3.2: The proposed amendments could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with TRPA’s Rules of Procedure.

Rationale: Based on the completed Initial Environmental Checklist/Finding of No Significant Effect (IEC/FONSE), no significant environmental impacts have been identified as a result of the proposed amendments. The IEC was prepared to evaluate the potential environmental impacts of the amendments and tiers from and incorporates by reference specific analyses contained in the following environmental review documents:

- TRPA, *Regional Plan Update EIS*, certified by the TRPA Governing Board on December 12, 2012 (RPU EIS)
- TRPA, *Final Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIS*, certified by the TRPA Governing Board on January 25, 2017 (TBAP EIS).
- TRPA/Tahoe Metropolitan Planning Organization (TMPO), *Transportation Plan/Sustainable Communities Strategy IS/MND/IEC/FONSE*, certified by the TMPO Board and the TRPA Governing Board on April 25, 2017 (RTP IS/IEC)

These program-level environmental documents include a regional cumulative scale analysis and a framework of mitigation measures that provide a foundation for subsequent environmental review at an Area Plan level. Because the amendments are consistent with the Regional Plan, Regional Transportation Plan (RTP), and General Plan, which have approved program-level EISs/EIRs, the TBAP amendment is within the scope of these program-level EISs/EIRs.

The proposed project evaluated by the IEC are the amendments of the TBAP as summarized in this packet.

This IEC is tiered from the TRPA 2012 Regional Plan Update EIS in accordance with Section 6.12 of the TRPA Rules of Procedures. The 2012 RPU EIS is a Program EIS that was prepared pursuant to Article VI of TRPA Rules of Procedures (Environmental Impact Statements) and Chapter 3 (Environmental Documentation) of the TRPA Code of Ordinances. The 2012 Regional Plan Update (RPU) is a comprehensive land use plan that guides physical development within the Lake Tahoe

Region through 2035. The 2012 RPU EIS analyzes full implementation of uses and physical development proposed under the 2012 RPU, and it identifies measures to mitigate the significant adverse program-level and cumulative impacts associated with that growth. The TBAP is an element of the growth that was anticipated in the 2012 RPU and evaluated in the 2012 RPU EIS. By tiering from the 2012 RPU EIS, this IEC relies on the 2012 RPU EIS for the following:

- a discussion of general background and setting information for environmental topic areas;
- overall growth-related issues;
- issues that were evaluated in sufficient detail in the 2012 RPU EIS for which there is no significant new information or change in circumstances that would require further analysis; and
- assessment of cumulative impacts.

This IEC evaluates the potential environmental impacts of the proposed amendments with respect to the 2012 RPU EIS to determine what level of additional environmental review, if any, is appropriate. As shown in the Determination section of the IEC and based on the analysis contained in the IEC, it has been determined that the proposed project would not have significant effects on the environment. Therefore, a Finding of No Significant Effect will be prepared.

Nothing in this IEC in any way alters the obligations of Placer County or TRPA to implement the mitigation measures adopted as part of the RPU.

The amendments proposed fall into these major categories:

- Updates to the text to align with changes to the Regional Plan since the 2017 adoption of the TBAP;
- Expansion of multi-residential land uses in all Residential, Mixed-Use, and Community Service districts where one or more multi-residential land use type is already permissible and adding multi-residential land uses to the Kings Beach Industrial Community Service district;
- Aligning receiving areas with allowable multi-residential land use types so that existing residential units of use may be transferred into districts where multi-residential development is allowed;
- Increasing allowable multi-person densities so that they are equivalent to the allowable multi-family densities in each district;
- Updating accessory dwelling unit (ADU) regulations to be consistent with California law, and introducing a two-step

- permitting process so that TRPA and Placer County can review ADU permits under the regulations applicable to each body;
- Adding a TRPA-certified Moderate Income Housing Program to the TBAP;
- Removing references that limit affordable housing for seniors only;
- Non-substantive administrative corrections.

These amendments, as described in the staff report packet, will become part of the Regional Plan and will replace existing plans for this geographical area within the Tahoe Basin portion of Placer County.

Proposed changes to the TBAP and Implementing Regulations are programmatic and not specific to any site location nor any development project. The proposed amendments do not modify any existing environmental protections and policies. Future projects within the TBAP will still be subject to environmental review and analysis in accordance with the TRPA Regional Plan.

Chapter 4 Findings: The following findings must be made prior to adopting the TBAP Amendments:

1. Finding 4.4.1.A: The proposed Area Plan Amendment is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Community Plan/Plan Area Statements, the TRPA Code of Ordinances, and other TRPA plans and programs.

Rationale: Land Use Policy 4.6 of TRPA’s Goals and Policies encourages the development of Area Plans that improve upon existing Plan Area Statements and Community Plans or other TRPA regulations in order to be responsive to the unique needs and opportunities of the various communities in the Tahoe Region. The Area Plan and the amendments include all required elements identified in Land Use Policies 4.8, 4.9 and 4.10 as demonstrated in the Conformance Review Checklist.

The amendments were prepared in conformance with the substantive and procedural requirements of the Goals and Policies, as implemented through TRPA Code of Ordinances, Chapter 13, *Area Plans*. The TBAP is consistent with the Tahoe Regional Plan and TRPA Code of Ordinances, as shown in the Conformance Review Checklist and as demonstrated by the IEC.

Pursuant to Code Section 4.4.2, TRPA considers, as background for making the Section 4.4.1.A through C findings, the proposed project's effects on compliance measures (those implementation actions necessary to achieve and maintain thresholds), supplemental compliance measures (actions TRPA could implement if the compliance measures prove inadequate to achieve and maintain thresholds), the threshold indicators (adopted measurable physical phenomena that relate to the status of threshold attainment or maintenance), additional factors (indirect measures of threshold status, such as funding levels for Environmental Improvement Program (EIP) projects), and interim and target dates for threshold achievement. TRPA identifies and reports on threshold compliance measures, indicators, factors and targets in the Threshold Evaluation Reports prepared pursuant to TRPA Code of Ordinances, Chapter 16, *Regional Plan and Environmental Threshold Review*.

TRPA relies upon the project's accompanying environmental documentation, staff's professional analysis, and prior plan level documentation, including findings and EISs, to reach the fundamental conclusions regarding the project's consistency with the Regional Plan and thresholds. A project that is consistent with all aspects of the Regional Plan and that does not adversely affect any threshold is, by definition, consistent with compliance measures, indicators and targets. In order to increase its analytical transparency, TRPA has prepared worksheets related specifically to the 4.4.2 considerations, which set forth the 222 compliance and supplemental compliance measures, the 178 indicators and additional factors, and applicable targets. Effects of the proposed project (here the amendments) on these items, if any, are identified and to the extent possible described. TRPA cannot identify some target dates, status and trend for some threshold indicators because of a lack of available information. TRPA may still determine whether the project will affect the 4.4.2 considerations (and ultimately consistency with the Regional Plan and impact on thresholds) based on the project's specific environmental impacts related to those threshold indicators.

Based on the IEC, the RPU EIS, the TBAP IEC, the RPU and RTP findings made by the TRPA Governing Board, and the Section 4.4.2 staff analysis, and using applicable measurement standards consistent with the available information, the amendments will not adversely affect applicable compliance and supplemental compliance measures, indicators, additional factors, and attainment of targets by the dates identified in the 2015 Threshold Evaluation. The TBAP incorporates and/or implements relevant compliance measures, and with the implementation of the measures with respect to development within the TBAP, the effects are not adverse, and with respect to some measures, are positive. (See IEC/Threshold Indicators and Compliance Measures Worksheet)

TRPA anticipates that implementation of the amendments will accelerate threshold gains as demonstrated below.

Section 4.4.2.B also requires TRPA to disclose the impact of the proposed project on its cumulative accounting of units of use (e.g., residential allocations,

commercial floor area). The TBAP Amendment does not affect the cumulative accounting of units of use as no additional residential, commercial, tourist, or recreation allocations are proposed or allocated as part of these amendments. For any specific development project proposed within the TBAP, accounting for units of use, resource utilization and threshold attainment will occur as a part of the review and approval process.

Similarly, Section 4.4.2.C requires TRPA to confirm whether the proposed project is within the remaining capacity for development (e.g., water supply, sewage, etc.) identified in the environmental documentation for the Regional Plan. The amendments do not affect the amount of the remaining capacities available, identified and discussed in the RPU EIS. The TBAP does not allocate capacity or authorize any particular development. To the extent the amendments enable the use of redevelopment incentives, those incentives are within the scope of the incentives analyzed by the RPU EIS.

TRPA therefore finds that the amendments are consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Community Plans, Plan Area Statements, the TRPA Code or Ordinances, and other TRPA plans and programs.

2. Finding 4.4.1.B: The proposed ordinance and rule amendments will not cause the environmental threshold carrying capacities to be exceeded.

Rationale:

As demonstrated in the completed IEC, no significant environmental effects were identified as a result of the proposed amendments, and the IEC did not find any thresholds that would be adversely affected or exceeded. As found above, the Area Plan, as amended, is consistent with and will help to implement the Regional Plan.

TRPA reviewed the proposed amendment in conformance with the 222 compliance measures and supplemental compliance measures, the over 178 indicators and additional factors that measure threshold progress and threshold target, and interim attainment dates. The amendments will not adversely affect applicable compliance measures, indicators, additional factors and supplemental compliance measures and target dates as identified in the 2015 Threshold Evaluation indicator summaries. TRPA anticipates that implementation of the TBAP will accelerate threshold gains as demonstrated below. Because the principal beneficial impacts of implementation of the TBAP depend upon redevelopment projects, the specific extent and timing or rate of effects of the TBAP cannot be determined at this time. However, pursuant to Chapter 13 of the TRPA Code of Ordinances, TRPA will monitor all development projects within the TBAP through quarterly and annual reports. These reports will then be used to evaluate the status and trend of the thresholds every four years.

The amendments do not affect the cumulative accounting of units of use as no additional residential, commercial, tourist or recreation allocations are proposed or allocated as part of this Regional Plan amendment. Any allocations used as a result of these amendments would be taken from available pools held by Placer County or TRPA, transferred, or converted through the transfer of development rights program (TRPA Code Chapter 51). Accounting for units of use, resource utilization and threshold attainment will occur as a part of the project review and approval process.

The amendments do not affect the amount of the remaining capacity available, as the remaining capacity for water supply, sewage collection and treatment, recreation and vehicle miles travelled have been identified and evaluated in the RPU EIS. No changes to the overall capacity are proposed in these amendments. TRPA therefore finds that the amendments will not cause the thresholds to be exceeded.

3. Finding 4.4.1.C: Wherever federal, state or local air and water quality standards are applicable for the Region, the strictest standards shall be attained, maintained, or exceeded pursuant to Article V(d) of the Tahoe Regional Planning Compact.

Rationale:

Based on the following: (1) TBAP Amendment IEC; (2) RPU EIS; (3) RTP EIR/EIS; (4) TBAP EIS; and (5) 2015 Threshold Evaluation Report, adopted by the Governing Board, no applicable federal, state or local air and water quality standard will be exceeded by adoption of the amendments. The proposed amendments do not affect or change the Federal, State or local air and water quality standards applicable for the Region. Projects developed under the TBAP will meet the strictest applicable air quality standards and implement water quality improvements consistent with TRPA Best Management Practices (BMPs) requirements and the Lake Tahoe Total Maximum Daily Load (TMDL) and the County's Pollutant Load Reduction Plan (PLRP). Federal, State, and local air and water quality standards remain applicable for all parcels in the TBAP, thus ensuring environmental standards will be achieved or maintained pursuant to the Bi-State Compact.

4. Finding 4.5: The Regional Plan and all of its elements, as amended, achieves and maintains the thresholds.

Rationale:

I. Introduction

In 1980, Congress amended the Compact to accelerate the pace of environmental progress in the Tahoe Region by tasking TRPA with adopting a regional plan and implementing regulations that protect the unique national treasure that is Lake Tahoe. First, Article V(b) required that TRPA, in collaboration with Tahoe's other regulatory agencies, adopt "environmental threshold carrying capacities" ("thresholds" or "standards") establishing goals for a wide array of environmental criteria, including water quality, air quality, and wildlife. Second, Article V(c) directed TRPA to adopt a "regional plan" that "achieves and maintains" the

thresholds, and to “continuously review and maintain” implementation of the plan.

The 1980 Compact inaugurated an era of establishing and enforcing rigorous controls on new development. In 1982, TRPA adopted the necessary thresholds for the Tahoe Region. These thresholds are a mix of both long- and short-term goals for the Tahoe Region. The Region was “in attainment” of a number of these thresholds shortly after the adoption of the Regional Plan and remains in attainment today. Other thresholds address more intractable problems; for example, TRPA established numeric water quality standards that, even under best-case conditions, could not be attained for decades. *See, e.g., League to Save Lake Tahoe v. Tahoe Reg'l Planning Agency*, 739 F. Supp. 2d 1260, 1265 (E.D. Cal. 2010).

The second phase in this process was establishing a regional plan that, when implemented through rules and regulations, would ultimately “achieve and maintain” the thresholds over time. In 1987, following years of negotiation and litigation, TRPA adopted its Regional Plan. The 1987 Regional Plan employed a three-pronged approach to achieve and maintain the adopted environmental thresholds. First, the plan established a ceiling on development in Tahoe and restricted the placement, timing, and extent of new development. Second, the plan sought to prevent new harm to the environment as well as repair the environmental damage caused by existing development, particularly for projects that pre-dated TRPA’s existence (i.e., correcting the “sins of the past”); to this end, the plan created incentives to redevelop urbanized sites under more protective regulations and to transfer development out of sensitive areas that would then be restored. Third, TRPA adopted a capital investment program that was largely but not exclusively publicly funded to achieve and maintain thresholds by improving infrastructure and repairing environmental damage. In 1997, TRPA replaced this program with its “Environmental Improvement Program” (“EIP”). In subsequent years, TRPA generated investments of well over \$1 billion in public and private money to restore ecosystems and improve infrastructure under the EIP. Recent litigation confirmed that the Regional Plan as established in 1987 and subsequently amended over time will achieve and maintain the adopted environmental thresholds. *Sierra Club v. Tahoe Reg'l Planning Agency*, 916 F.Supp.2d 1098 (E.D. Cal. 2013) [Homewood litigation].

Regional Plan Update Process

Even though implementation of the 1987 Regional Plan would achieve and maintain the thresholds, in 2004 TRPA began public outreach and analysis of the latest science and monitoring results to identify priority areas in which the Regional Plan could be comprehensively strengthened to accelerate the rate of threshold attainment. TRPA’s policymakers realized that the challenges facing the Region differed from those confronting the agency when it adopted its original Regional Plan in 1987. Uncontrolled new growth that had been the primary threat decades earlier had been brought into check by the strict growth limitations in the 1987 Regional Plan. Today’s problems differed, resulting from the continuing deterioration and lack of upgrades to existing “legacy” development. In essence, to

make the greatest environmental difference, the Tahoe Region needed to fix what was already in place. In addition, TRPA realized some existing land-use controls could be improved to remove barriers to redevelopment that would address ongoing environmental degradation caused by sub-standard development constructed before TRPA had an adopted Regional Plan or even came into existence. Land use regulations and public and private investment remain essential to attaining the thresholds for Lake Tahoe.

Furthermore, TRPA recognized that the social and economic fabric of the Tahoe Region could not support the level of environmental investment needed. The economic foundation of gaming had fallen away, and the level of environmental investment needed could not be supported solely by an enclave of second homes for the wealthy. Businesses and the tourism sector were faltering. Affordable housing and year-round jobs were scarce. Local schools were closing, and unemployment was unusually high. In light of these realities, TRPA sponsored an ongoing outreach program to obtain input on how to advance TRPA's environmental goals. Between 2004 and 2010, TRPA conducted over 100 public meetings, workshops, and additional outreach. More than 5,000 people provided input regarding their "vision" for TRPA's updated Regional Plan. Based on this input, TRPA identified a number of priorities to be addressed by the updated Regional Plan, including:

1. Accelerating water quality restoration and other ecological benefits by supporting environmental redevelopment opportunities and EIP investments.
2. Changing land-use patterns by focusing development in compact, walkable communities with increased non-auto transportation options.
3. Transitioning to more permitting by local governments to create "one-stop" and "one permit" for small to medium sized projects, where local government wanted to assume these duties.

On December 12, 2012, TRPA's nine-year effort culminated with the approval of the Regional Plan Update.

Regional Plan Update Amendments

The Regional Plan Update ("RPU") uses multiple strategies targeting environmental improvements to accelerate achieving and maintaining threshold standards in the Region. First, the RPU maintains both regulatory and implementation programs that have proven effective in protecting Lake Tahoe's environment. TRPA's regional growth control regulatory system, strict environmental development standards, and inter-agency partnerships for capital investment and implementation (e.g., EIP) remain in place.

Second, the RPU promotes sensitive land restoration, redevelopment, and increases the availability of multi-modal transportation facilities. The implementation of the RPU will facilitate transferring existing development from

outlying, environmentally-sensitive areas into existing urbanized community centers. The RPU provides incentives so that private capital can be deployed to speed this transformation.

Third, the RPU authorizes the Area Plan process for communities and land management agencies in the Tahoe Region in order to eliminate duplicative and unpredictable land use regulations that deterred improvement projects. Area Plans, created pursuant to Chapter 13 of the TRPA Code of Ordinances, also allow TRPA and local, state, federal, and tribal governments to expand the types of projects for which local, state, federal, and tribal governments apply TRPA rules to proposed projects within the Tahoe Region. After approval of an Area Plan by TRPA, this process allows a single government entity to review, permit, and inspect projects in their jurisdiction. All project approvals delegated to other government entities may be appealed to the TRPA for final decision. In addition, the performance of any government receiving delegated authority will be monitored quarterly and audited annually to ensure proper application of TRPA rules and regulations.

As noted above, a variety of strategies in the Regional Plan will work together to accelerate needed environmental gains in the categories where threshold benefits are most needed – water quality, restoration of sensitive lands, scenic quality advances in developed roadway units, and efforts to continue maintenance and attainment of air quality standards. Area Plans that include “Centers” play a key role in the Regional Plan’s overall strategy by activating environmental redevelopment incentives (e.g., increases in density and height) that also provide the receiving capacity for transfers of units from sensitive lands. The next section of this finding establishes how Placer County’s TBAP fulfills the role anticipated by the RPU and RTP and the expected threshold gain resulting from its implementation.

II. TBAP Amendments and Threshold Gain

The TBAP Amendments accelerate threshold gain including water quality restoration, scenic quality improvement, and other ecological benefits, by supporting environmental development and redevelopment opportunities. The amendments will help to accelerate environmental redevelopment within close proximity to town centers, transit and services by allowing additional multi-residential land uses in mixed-use, community service, and residential areas in proximity to transit, and by increasing allowable multi-person densities. These amendments will increase options for developers to provide a range of workforce housing types and allow multi-residential housing projects to be financially feasible in areas where walkability and transit-oriented development is appropriate. The amendments are anticipated to serve as an incentive for private investment in redevelopment projects and in development projects that result in transfers of development rights out of sensitive areas. These development and redevelopment incentives are intended to increase the rate of redevelopment and will likewise increase the rate of threshold gain by accelerating the application of controls designed to enhance water quality, air quality, soil conservation, scenic quality and

recreational improvements to projects that would not otherwise be redeveloped absent TBAP provisions.

The TBAP's Implementing Regulations, Area-Wide Standards and Guidelines, which serve as the substitute design standards for Placer County per section 36.2.2 of the Code of Ordinances represent a significant step forward in enhancing the aesthetics of the built environment and will result in improvements to the scenic threshold as projects are approved and built. Redevelopment of existing town centers is identified in the Regional Plan as a high priority.

As described in more specific detail below, the amendments beneficially affect multiple threshold areas.

A. Water Quality

The 2015 Threshold Evaluation found that the trend in reduced lake clarity has been slowed. The continued improvement is a strong indication that the actions of partners in the Region are contributing to improved clarity and helping TRPA attain one of its signature goals.

An accelerated rate of redevelopment within the TBAP will result in accelerated water quality benefits. Each redevelopment project is required to comply with strict development standards including water quality Best Management Practices ("BMP") and coverage mitigation requirements.

B. Air Quality

The 2015 Threshold Evaluation found that the majority of air quality standards are in attainment and observed change suggests that conditions are improving or stable. Actions implemented to improve air quality in the Lake Tahoe Region occur at the national, state, and regional scale. The U.S. Environmental Protection Agency and state agencies, such as the California Air Resources Board, have established vehicle tail-pipe emission standards and industrial air pollution standards. These actions have resulted in substantial reductions in the emissions of harmful pollutants at state-wide and national scales and likely have contributed to improvement in air quality at Lake Tahoe. At a regional scale, TRPA has established ordinances and policies to encourage non-auto modes of transportation and to direct new development to town centers and areas within walking distance of transit and services.

TRPA's 2017 *Regional Transportation Plan: Linking Tahoe (RTP)* includes an analysis of its conformity with the California State Implementation Plan to ensure that the RTP remains consistent with State and local air quality planning work to achieve and/or maintain the national ambient air quality standards (NAAQS). The proposed amendment does not propose substantial changes to land use assumptions for mixed-use assigned to the amendment area and the TBAP would continue to promote higher density residential uses within walking distance of transit,

commercial, and public service uses, and therefore would not change the conformity determination by state regulators.

One of the main objectives of the TBAP amendments is to encourage more housing types that are attainable for the local workforce in close proximity to transit, bicycle and walking paths, and services. The amendments will help achieve air quality goals by making it easier to build workforce housing in walkable areas, reducing both trips and trip lengths of residents, and by encouraging new development and redevelopment that complies with California's Green Building Standards, which require energy efficient building designs.

Finally, facilitating projects within the approved Area Plans is an integral component in implementing regional air quality strategies and improvements at a community level (TRPA Goals and Policies: Chapter 2, Land Use). Because the land use and transportation strategies identified in the TBAP lead to implementation of the Regional Plan, they directly contribute to achieving and maintaining the Air Quality threshold. The amendments continue to support and help implement these land use and transportation strategies.

C. Soil Conservation

The 2015 Threshold Evaluation found negligible change in the total impervious cover in the Region over the last five years and the majority of soil conservation standards are in attainment. While the permitting process of partners has been effective in focusing development on less sensitive lands and encouraging removal of impervious cover from sensitive areas, there is still much work to be done. Plans for large scale SEZ restoration, recent improvements in the Development Rights program, and implementation of the Area Plans will continue to help achieve SEZ restoration goals.

Incentivizing redevelopment by making multi-residential development types in mixed-use, community service, and residential areas more financially feasible is expected to accelerate the transfer of coverage out of sensitive areas, thus supporting attainment and maintenance of soil conservation standards.

D. Scenic Quality

The 2015 Threshold Evaluation found that scenic gains were achieved in developed areas along roadways and scenic resources along the lake's shoreline, the areas most in need of additional scenic improvement. Overall, 93% of the evaluated scenic resource units met the threshold standard and no decline in scenic quality was documented in any indicator category. Developed areas along roadways and Lake Tahoe's shoreline continue to be the locations where scenic improvements are needed.

Future redevelopment within the amendment area is likely to result in a significant improvement to scenic quality from the roadway and will not be allowed to degrade the shoreline scenic attainment. Redevelopment will be required to

comply with the following TBAP Scenic Resource Policies:

- SR-P-3 Support undergrounding of overhead utility lines on a project-by-project basis, as well as through established Underground Districts.
- SR-P-4 Protect and enhance existing scenic views and vistas.
- SR-P-5 Implement site and building design standards to protect and enhance scenic views from Town Centers and nearby areas.
- SR-P-6 Manage development located between designated scenic corridors and Lake Tahoe to maintain and improve views of Lake Tahoe from the corridors.
- SR-P-7 Prioritize scenic improvement efforts at the gateways to Lake Tahoe in Tahoe City and Kings Beach.
- SR-P-8 All TRPA policies, ordinances and programs related to Scenic Quality will remain in effect.
- SR-P-9 To ensure viewshed protection and compatibility with adjacent uses, new construction of buildings must not project above the forest canopy, ridgelines, or otherwise detract from the viewshed.

Furthermore, all new projects will be required to comply with the design standards included in the TBAP and the TRPA Code of Ordinances, compliance with which contributes to attainment of scenic thresholds.

E. Vegetation

The 2015 Threshold Evaluation found that vegetation in the Region continues to recover from the impacts of legacy land use. The majority of vegetation standards that are currently not in attainment relate to common vegetation in the Region. This finding is consistent with those of past threshold evaluations. As the landscape naturally recovers from the impacts of historic logging, grazing, and ground disturbance activities over the course of this century, many of the standards are expected to be attained.

The proposed amendments would not alter or revise the regulations pertaining to native vegetation protection as a whole or protection during construction. Consistent with existing conditions, vegetation surrounding the construction site of any future projects would be required to comply with the vegetation protection standards and requirements in Chapter 33, Grading and Construction, and Chapter 61, Vegetation and Forest Health, of the TRPA Code of Ordinances.

F. Recreation

The 2015 Threshold Evaluation found that land acquisition programs and the Lake Tahoe Environmental Improvement Program have contributed to improved access and visitor and resident satisfaction with the quality and spectrum of recreation opportunities. Partner agencies have improved existing recreation facilities and created new ones, including providing additional access to Lake Tahoe, hiking

trailheads, and bicycle trails. Today's emerging concerns are transportation access to recreation sites and maintaining quality recreation experiences as demand grows, concerns that may require the Region to revisit policies and goals for the recreation threshold standards.

The Tahoe Basin portion of Placer County contains numerous recreational opportunities within its boundaries, and several of these have been implemented since the approval of the TBAP in 2017. While the amendments do not include any new recreation facilities specifically, they continue to strengthen the relationship between land use and recreation. Recently constructed recreation facilities such as bicycle and walking trails provide improved recreation access for more neighborhoods, and the amendments encourage the placement of new residences in close proximity to these facilities. By co-locating these land uses and facilities, users are more likely to walk or ride to the recreation access point, rather than needing to drive and park. New recreation facilities in the TBAP area include the Dollar Creek Shared Use Path (2018) and the West Shore Trail extension from Sugar Pine Point to Meeks Bay (2018). Other recent improvements include completing missing segments of the Lakeshore path and the shared-use path through Homewood.

The TBAP includes policies regarding the continued maintenance, improvement, and construction of recreation facilities and enhanced access for all users.

G. Fisheries

While the 2015 Threshold Evaluation found standards for fisheries to generally be in attainment, the standards focus on physical habitat requirements that may not reflect the status of native fish populations. Recent population surveys in Lake Tahoe suggest significant declines in native fish species in parts of the nearshore. Declines are likely the result of impacts from the presence of aquatic invasive species in the lake. While efforts to prevent new invasive species from entering the lake have been successful, mitigating the impact of previously introduced existing invasive species remains a high priority challenge. Invasive species control projects are guided by a science-based implementation plan. Ensuring native fish can persist in the Region and the restoration of the historic trophic structure to the lake will likely require partners to explore novel methods to control invasive species and abate the pressure they are placing on native species. Climate change driven shifts in the timing and form of precipitation in the Region pose a longer-term threat to native fish that may need to be monitored.

BMPs required for project development would improve water quality and thus could contribute to improved riparian and lake conditions in receiving water bodies. The TBAP Amendment will not alter the Resource Management and Protection Regulations, Chapters 60 through 68, of the TRPA Code of Ordinances. Chapter 63: Fish Resources includes the provisions to ensure the projection of fish habitat and provide for the enhancement of degraded habitat. Development within The TBAP could benefit the Fisheries Threshold through Goals and Policies

aimed at the restoration of SEZs and implementation of BMPs.

H. Wildlife

The 2015 Threshold Evaluation found that twelve of the 16 wildlife standards are in attainment. Over 50 percent of the land area in the Tahoe Region is designated for protection of listed special status species. Populations of special interest species are either stable or increasing.

Future redevelopment projects in the TBAP would be subject to project-level environmental review and permitting at which time the proposals would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of animal species (Section 62.4 of the TRPA Code). At a project level, potential effects on animal species would be determined based on the species' distribution and known occurrences relative to the project area and the presence of suitable habitat for the species in or near the project area. TRPA's existing policies and Code provisions address potential impacts to special-status species through site-specific environmental review, development and implementation of project-specific measures to minimize or avoid impacts through the design process, and compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (Sections 61.3.6 and 62.4 of the TRPA Code).

Implementation of the proposed amendments would not result in the reduction in the number of any unique, rare, or endangered species of animals, including waterfowl. Future projects would be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations in Chapter 62 and 63 (Wildlife Resources and Fish Resources, respectively) of the TRPA Code of Ordinances. The amendments propose new land uses that are very similar to existing land uses within TBAP districts, and thus they do not propose specific new development or amendments that threaten protection of listed species or their habitat, and do not affect policies that protect biological resources.

I. Noise

The 2015 Threshold Evaluation found that ambient noise levels in seven of nine land-use categories are in attainment with standards, but because of the proximity of existing development to roadways just two of seven transportation corridors are in attainment with ambient targets. Due to insufficient data, status determinations were not possible for nearly half of the single event noise standards. Limited noise monitoring resources were prioritized towards collecting more robust information to analyze ambient noise standards, which are more conducive to influential management actions than are single event sources. TRPA continues to update and evaluate its noise monitoring program to ensure standards are protective and realistically achievable.

As discussed in the IEC, the TBAP amendments would not alter noise policies and would reduce some existing maximum CNEL levels in mixed-use districts within the TBAP to meet the adopted TRPA CNEL threshold standards, and Regional Plan and General Plan noise policies would continue to be applied.

Noise increases associated with traffic under buildout conditions would be similar to existing noise levels as traffic levels are relatively the same between existing and new allowed uses. Specific projects would be required to implement project-specific noise reduction measures if warranted. The amendments would not create a significant noise level increase. Implementation of the amendments to the CNEL limits in mixed-use districts would result in a beneficial impact. For these reasons, TBAP amendments would not contribute to an adverse cumulative increase in noise levels.

III. Conclusion

Based on the foregoing: the completion of the IEC; the previously certified RPU EIS, RTP IS/ND/IEC, and TBAP EIS; and the findings made on December 12, 2012 for the RPU, TRPA finds the Regional Plan and all of its elements, as amended by the project achieves and maintains the thresholds. As described above in more detail, the amendments actively promote threshold achievement and maintenance by, *inter alia*, (1) incentivizing environmentally beneficial redevelopment, (2) requiring the installation of Best Management Practices improvements for all projects in the Area Plan, and (3) requiring conformance with Design Standards that will result in improvements to scenic quality, water quality, and air-quality. In addition, as found in Chapter 4 Findings 1 through 3 and the Chapter 13 Findings, no element of the amendments interferes with the efficacy of any of the other elements of the Regional Plan. Thus, the Regional Plan, as amended by the project, will continue to achieve and maintain the thresholds.

Chapter 13 Findings: The following findings must be made prior to adopting amendments to the TBAP:

1. Finding 13.6.6: The proposed Area Plan Amendment is consistent with and furthers the goals and policies of the Regional Plan.

Rationale: Regional Plan Land Use Policy 4.6 encourages the development of area plans that supersede existing plan area statements and community plans or other TRPA regulations in order to be responsive to the unique needs and opportunities of communities. The proposed TBAP amendments were found to be consistent with the goals and policies of the Regional Plan, as described in the Area Plan Findings of Conformance Checklist (Attachment E to the staff summary), and as described in Chapter 4, Finding #1, above. The amendments provide updated multi-residential uses and multi-person densities to facilitate redevelopment in proximity to transit and services and make the TBAP consistent with recent amendments to the Regional Plan, furthering the attainment of Regional Plan goals and environmental thresholds.

Further, each of the districts where multi-family is to be added as a land use are suitable for transit-oriented development, as defined 11.8.4.C:

When determining TOD suitability, TRPA shall find that the site contains the following features, or functional equivalents, that facilitate TOD in a manner that is equal or superior to the listed features:

- a. Access to operational transit within one-half mile walk;
- b. Neighborhood services within one-half mile walk(e.g., grocery/drug stores, medical services, retail stores, and laundry facilities);
- c. Good pedestrian and bike connections;
- d. Opportunities for residential infill (at densities greater than eight units per acre) or infill with mixed uses; and
- e. Public facilities adequate to service increased demand from the addition of multi-family units (e.g., public schools, urban or developed recreation sites, government services, and post offices).

The districts where multi-family land uses are to be added include:

- Fairway Tract South Subdistrict
- Kings Beach Industrial Subdistrict
- Greater Tahoe City Mixed-Use Service Subdistrict
- Greater Tahoe City Mixed-Use Recreation Subdistrict
- North Tahoe East Mixed-Use Waterfront Recreation Subdistrict

Each of the parcels in these districts has opportunities for residential infill at densities of either 15 or 25 units per acre, has access to neighborhood services within a one-half mile walk, is adjacent to good pedestrian and bicycle connections, including a paved shared-use path and/or sidewalks, and has adequate public facilities to serve increased demand from additional multi-family units, as demonstrated by the Public Services section of the IEC. Each of the parcels in these districts is also well within a one-half mile walk to operational transit, with the exception of approximately two blocks in the Kings Beach Industrial Service District, which are at the furthest 0.6 miles from the transit line. However, these two blocks are within a half-mile of jobs and services in the Kings Beach Town Center, including the Placer County Department of Public Health, a medical clinic, and a market, are within a half-mile or less of an elementary school and a pre-school, and are within a quarter-mile of a sidewalk network which connects residents directly to the transit line. Although these few parcels are slightly outside of the half-mile of transit, they are considered walkable by Placer County and the nearby facilities are considered the functional equivalent of the required features.

Based on these findings the proposed Area Plan Amendment is consistent with and

further the goals and policies of the Regional Plan.

<p><u>Chapter 21 Findings:</u></p>	<p>The following finding must be made prior to certifying a Local Government Housing Program.</p>
<p>1. <u>Finding 21.3.2.B:</u></p>	<p><u>TRPA may certify by resolution a local government housing program upon a finding that it adequately addresses, at a minimum, subparagraphs 1 through 3 below.</u></p> <p><u>1. A local government-adopted housing element that addresses the housing needs and issues of the jurisdiction pursuant to state standards;</u></p> <p><u>2. Special ordinance standards for development of secondary residences, including but not limited to:</u></p> <p style="padding-left: 40px;"><u>a. Minimum parcel size;</u></p> <p style="padding-left: 40px;"><u>b. Maximum unit floor area for the secondary unit;</u></p> <p style="padding-left: 40px;"><u>c. Parking standards; and</u></p> <p style="padding-left: 40px;"><u>d. Building setback standards; and</u></p> <p><u>3. An adequately funded and staffed compliance and monitoring program. This program shall through deed restriction limit the project area to the approved use and restrict both rental rates and occupants' household income to affordable, moderate, or achievable housing limits. Secondary units approved under this program shall be made available for long-term occupancy and shall be occupied for at least ten months in each calendar year. Failure to comply for more than six months with use, rental rates/household income levels, or occupancy requirements shall require removal of the unit or modification of the use to bring the project area into compliance with otherwise applicable development standards.</u></p>
<p><u>Rationale:</u></p>	<p>1. In 2013, Placer County updated its Housing Element, a State-mandated component of the County's General Plan. The Housing Element examines current and future housing needs and identifies public and private solutions to increase safe, decent and affordable housing and housing choice in the County's unincorporated communities. Placer County is in the process of updating its Housing Element in 2021.</p> <p>2. Placer County has a special ordinance for development of secondary residences (ADUs) in its Zoning Ordinance Section 17.56.200 that specifies minimum parcel size, maximum floor area, parking and setback requirements.</p> <p>3. Placer County enforces restrictions on all units that are not authorized as vacation rentals by use of the enforcement company Host Compliance, as well as through Placer County's compliance division. Since passage in California of amendments to</p>

	<p>Government Section 65852.2, cities and counties may not deny a permit for an ADU by requiring a deed-restriction. However, TRPA has an established program to handle such deed restrictions through its compliance and monitoring program passed as part of the Development Rights Strategic Initiative in 2018. The deed-restrictions restrict occupants' household income to affordable, moderate, or achievable housing limits, and the units must be made available for long-term occupancy and shall be occupied for at least ten months in each calendar year. Thus at this time, because of the need for a 2-step permitting process of ADUs due to the differences between California and TRPA regulations, TRPA will issue and monitor the deed-restrictions for ADUs.</p>
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<u>Chapter 52 Findings:</u>	<p>The following finding must be made prior to certifying a Moderate-Income Housing Program.</p>
<p>4. <u>Finding 52.3.6.A:</u></p>	<p><u>TRPA may certify by resolution a local government moderate-income housing program upon a finding that the program adequately addresses:</u></p> <ol style="list-style-type: none"> <u>1. Housing needs and issues of the jurisdiction pursuant to state standards within an adopted Housing Element; and</u> <u>2. Standards that guide the development of moderate-income housing using the principles of transit-oriented development, including:</u> <ol style="list-style-type: none"> <u>a. Appropriate proximity to government services;</u> <u>b. Appropriate proximity to commercial and employment centers;</u> <u>c. Appropriate proximity to mass transit opportunities and other alternative modes of transportation; and</u> <u>d. Appropriate residential and commercial densities to facilitate transit use.</u>
<u>Rationale:</u>	<ol style="list-style-type: none"> 1. In 2013, Placer County updated its Housing Element, a State-mandated component of the County's General Plan. The Housing Element examines current and future housing needs and identifies public and private solutions to increase safe, decent and affordable housing and housing choice in the County's unincorporated communities. Placer County is in the process of updating its Housing Element in 2021. 2. Placer County housing-related programs such as the Workforce Housing Preservation Program and Infill Incentive Program are examples of programs that meet the criteria of TRPA's Certified Local Government Moderate Income Housing Program based on the planning principles of transit-oriented development to develop and re-develop housing in proximity to transit, services, and employment centers. Further, the TBAP, and particularly the TBAP amendments incentivize moderate- and affordable housing in proximity to transit, services, and centers by

	<p>allowing housing types that are particularly conducive to moderate-income housing, such as employee housing, multi-person housing, and multi-family housing in districts that are close to transit. The current TBAP amendments also increase multi-person densities in these districts, further supporting transit use.</p>
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Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

FINDING OF NO SIGNIFICANT EFFECT

Project Description: Proposed amendments to Placer County’s Tahoe Basin Area Plan.

Staff Analysis: In accordance with Article IV of the Tahoe Regional Planning Compact, as amended, and Section 6.6 of the TRPA Rules of Procedure, TRPA staff reviewed the information submitted with the subject project.

Determination: Based on the Initial Environmental Checklist, Agency staff found that the subject project will not have a significant effect on the environment.

TRPA Executive Director/Designee

Date

Attachment E

Area Plan Conformance Checklist

Area Plan Finding of Conformance Checklist

Area Plan Name: Placer County Tahoe Basin Area Plan Housing-Related Amendments

Lead Agency: Placer County

Submitted to TRPA: September 16, 2020

TRPA File No: N/A

Lead Agency Area Plan Amendment Approval Date: December 15, 2020

APC Hearing Date: February 10, 2021

Governing Board Hearing Date: February 24, 2021

Appeal Deadline: N/A

MOU Approval Deadline: N/A

Geographic Area and Description: Portions of Placer County located within the Lake Tahoe Regional Planning area, including the north and west shores of Lake Tahoe encompassing approximately 46,162 acres (72.1 square miles), and includes the communities of California North Stateline, Kings Beach, Tahoe Vista, Carnelian Bay, Dollar Point, Tahoe City, Sunnyside, Homewood, and Tahoma.

Land Use Classifications Included in the Area Plan: Residential, Mixed-Use, Tourist, Conservation, and Recreation

Alternative Development Specific Standards: N/A

Contents of Area Plans	Code	Conformance
<p>General An Area Plan shall consist of applicable policies, maps, ordinances, and any other related materials identified by the lead agency, sufficient to demonstrate that these measures, together with TRPA ordinances that remain in effect, are consistent with and conform to TRPA’s Goals and Policies and all other elements of the Regional Plan. In addition to this Section 13.5, additional specific requirements for the content of Area Plans are in subsection 13.6.5.A. The Memorandum of Understanding (MOU) that is associated with an approved Area Plan is a separate, but related, approval and is not part of the Area Plan.</p>	13.5.1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Notes: The Placer County Tahoe Basin Area Plan (TBAP) consists of applicable policies, maps, ordinances, and related materials that conform to the Regional Plan.</p>		

<p>Relationship to Other Sections of the Code</p> <p>This section is intended to authorize development and design standards in Area Plans that are different than otherwise required under this Code. In the event of a conflict between the requirements in this section and requirements in other parts of the Code, the requirements in this section shall apply for the purposes of developing Area Plans. Except as otherwise specified, Code provisions that apply to Plan Area Statements (Chapter 11), Community Plans (Chapter 12), and Specific and Master Plans (Chapter 14) may also be utilized in a Conforming Area Plan. If an Area Plan proposes to modify any provision that previously applied to Plan Area Statements, Community Plans, or Specific and Master Plans, the proposed revision shall be analyzed in accordance with Code Chapters 3 and 4.</p>	13.5.2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Notes: The TBAP includes existing substitute design standards that emphasize requirements for pedestrian open space, landscaping, and signage. Existing TBAP Implementing Regulations supplement, and are equal to or superior to TRPA’s standards set forth in Chapter 36. The TBAP amendments do not propose any changes to these standards.</p>		

Development and Community Design Standards for Area Plans		
Area Plans shall have development standards that are consistent with those in Table 13.5.3-1.		
Maximum Building Height	Code	Conformance
Area Plans shall have development standards that are consistent with those in Table 13.5.3-1.		
Outside of Centers building height standards consistent with Code Section 37.4	13.5.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The TBAP amendments do not propose any changes to maximum height outside of the Centers.		
Within Town Centers up to 4 stories (56 ft.) maximum	13.5.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The TBAP amendments do not propose any changes to the maximum height within Centers.		
Within the Regional Center up to 6 stories (95 ft.) maximum	13.5.3	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Notes: The TBAP does not have any areas designated as Regional Center.		
Within the High-Density Tourist District up to 197 feet maximum	13.5.3	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Notes: The TBAP does not have any areas designated as High-Density Tourist District.		
Density	Code	Conformance
Single Family Dwelling consistent with Code Section 31.3	13.5.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Notes: The TBAP amendments do not propose any changes to Single Family Dwelling density. TRPA Code Table 31.3.2 establishes a maximum density of 1 unit/parcel for single-family dwellings on parcels less than one acre.		
TBAP Policy HS-P-5 and Implementing Regulations 3.01.A currently allows for secondary residences on parcels less than one acre, consistent with TRPA code section 21.3.2.B.		
Multiple-Family Dwelling outside of Centers consistent with Code Section 31.3	13.5.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The TBAP Amendments do not propose any changes to Multi-Family Dwelling density outside town centers. Multi-Family Dwelling density outside centers does not exceed 15 units/acre consistent with TRPA Code 31.3.		
Within Centers Multi-Family Dwelling Residential 25 units/acre maximum Tourist (other than bed & breakfast) 40 units/acre maximum	13.5.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The TBAP Amendments do not propose any changes to multi-family or tourist use densities within centers. Within centers multi-family dwelling density does not exceed 25 units/acre, and tourist uses do not exceed 40 units/acre, consistent with Table 13.5.3-1.		
Land Coverage	Code	Conformance
Land coverage consistent with Section 30.4 of the TRPA Code	13.5.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The TAP amendments do not propose to change land coverage standards. The TBAP adopted land coverage standards conform to the requirements in Section 30.4.		
Alternative Comprehensive Coverage Management System (see below)	13.5.3.B.1	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Notes: Neither the TBAP, nor the TBAP amendments, include an Alternative Comprehensive Coverage Management System.		
Complete Streets	Code	Conformance
Area Plan conforms to Section 36.5 of the Code of Ordinances.	13.5.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The TBAP is consistent with Section 36.5, Site Design Standards such as traffic circulation, screening, snow storage, setbacks, bicycle and pedestrian facility maintenance. The TBAP amendment does not propose any changes to these standards.		
Within Centers plan for sidewalks, trails, and other pedestrian amenities providing safe and convenient non-motorized circulation within Centers, as applicable, and incorporation the Regional Bike and Pedestrian Plan	13.5.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: See TBAP Parts 5: Transportation Plan, Part 6: Recreation Plan Part 7: Implementation Plan, and existing policies T-P-1, -5, -19, -23, -27, -28, -32, and -34 through -37. The policies and programs promote the expansion of adequate pedestrian and bicycle facilities. Pedestrian and bicycle facilities such as continuous sidewalks, bike paths and bike lanes throughout the plan area, implementation of the planned bicycle and pedestrian projects identified in the TBAP and		

TRPA Bike and Pedestrian Master Plan. The TBAP amendment does not include any changes to planned sidewalks, trails, or pedestrian amenities.

Alternative Development Standards and Guidelines Authorized in Area Plans		
Comprehensive Coverage Management Systems	Code	Conformance
An Area Plan may propose a comprehensive coverage management system as an alternative to the parcel-level coverage requirements outlined in Sections 30.4.1 and 30.4.2, provided that the alternative system shall: 1) reduce the total coverage and not increase the cumulative base allowable coverage in the area covered by the comprehensive coverage management system; 2) reduce the total amount of coverage and not increase the cumulative base allowable coverage in Land Capability Districts 1 and 2; and 3) not increase the amount of coverage otherwise allowed within 300 feet of high water of Lake Tahoe (excluding those areas landward of Highways 28 and 89 in Kings Beach and Tahoe City Town Centers within that zone). For purposes of this provision, "total" coverage is the greater of existing or allowed coverage.	13.5.3.B.1	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Notes: Neither the TBAP nor the TBAP amendments include an Alternative Comprehensive Coverage Management System.

Alternative Parking Strategies	Code	Conformance
Area Plan includes shared or area-wide parking strategies to reduce land coverage and make more efficient use of land for parking and pedestrian uses. Shared parking strategies may consider and include the following. <ul style="list-style-type: none"> ○ Reduction or relaxation of minimum parking standards; ○ Creation of maximum parking standards; ○ Shared parking; ○ In-lieu payment to meet parking requirements; ○ On-street parking; ○ Parking along major regional travel routes; ○ Creation of bicycle parking standards; ○ Free or discounted transit; ○ Deeply discounted transit passes for community residents; and ○ Paid parking management 	13.5.3.B.2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Notes: See TBAP Implementing Regulations Section 3.07 Parking and Access standards that reduce minimum parking in some cases, promote shared parking, and consider the future development of parking assessment districts and/or in-lieu payment systems. Reductions in minimum parking standards and shared parking options are intended to reduce land coverage and make more efficient use of land for parking and pedestrian uses. Future consideration of

parking assessment districts and/or in-lieu systems would further consolidate parking and reduce vehicle trips.

Pursuant to TRPA Code Section 13.5.3.B.2 that allows for Alternative Parking Strategies in Area Plans, the proposed TBAP amendments would modify TBAP Implementing Regulations Table 3.07.A-1, Parking and Access, to specify that accessory dwelling units require only one parking space, with options to further reduce parking requirements when near transit and car share opportunities, consistent with Placer County Code Section 17.56.200.D.5 and California Government Code Section 65852.

Area-wide Water Quality Treatments and Funding Mechanisms	Code	Conformance
<p>Area Plan includes water quality treatments and funding mechanisms in lieu of certain site-specific BMPs, subject to the following requirements.</p> <ul style="list-style-type: none"> ○ Area-wide BMPs shall be shown to achieve equal or greater effectiveness and efficiency at achieving water quality benefits to certain site-specific BMPs and must infiltrate the 20-year, one-hour storm; ○ Plans should be developed in coordination with TRPA and applicable state agencies, consistent with applicable TMDL requirements; ○ Area-wide BMP project areas shall be identified in Area Plans and shall address both installation and ongoing maintenance; ○ Strong consideration shall be given to areas connected to surface waters; ○ Area-wide BMP plans shall consider area-wide and parcel level BMP requirements as an integrated system; ○ Consideration shall be given to properties that have already installed and maintained parcel-level BMPs, and financing components or area-wide BMP plans shall reflect prior BMP installation in terms of the charges levied against projects that already complied with BMP requirements with systems that are in place and operational in accordance with applicable BMP standards. ○ Area-wide BMP Plans shall require that BMPs be installed concurrent with development activities. Prior to construction of area-wide treatment facilities, development projects shall either install parcel-level BMPs or construct area-wide improvements. 	13.5.3.B.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Notes: Existing TBAP policies LU-P-11, TC-P-7, WQ-P-2 through -6, -8, and -9, and Chapter 8.2 of the Area Plan refer to implementation of EIP water quality improvement projects (WQIPs). The TBAP amendments do not propose any changes to these policies or programs.

Alternative Transfer Ratios for Development Rights	Code	Conformance
Within a Stream Restoration Plan Area as depicted in Map 1 in the Regional Plan, an Area Plan may propose to establish alternative transfer ratios for development rights based on unique conditions in each jurisdiction, as long as the alternative transfer ratios are determined to generate equal or greater environment gain compared to the TRPA transfer ratios set forth in Chapter 51: Transfer of Development.	13.5.3.B.4	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Notes: There is no Stream Restoration Plan Area located within the boundaries of the TBAP.		

Development Standards and Guidelines Encouraged in Area Plans	Code	Conformance
Urban Bear Strategy In Area Plans, lead agencies are encouraged to develop and enforce urban bear strategies to address the use of bear-resistant solid waste facilities and related matters.	13.5.3.C.1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: Existing TBAP Wildlife Resources policies SE-P-2 support coordination with partner agencies to manage bear populations and minimize conflicts with people by emphasizes public education and expand the use of bear-proof solid waste enclosures. The proposed TBAP amendments do not propose changes to TBAP bear strategies.		
Urban Forestry In Area Plans, lead agencies are encouraged to develop and enforce urban forestry strategies that seek to reestablish natural forest conditions in a manner that does not increase the risk of catastrophic wildfire.	13.5.3.C.2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: See TBAP policies NH-P-1, VEG-P-2, and Part 8: Implementation Plan that support active forest management to improve forest health and reduce the risk of catastrophic wildfire. The proposed TBAP amendments do not propose any changes to existing TBAP policies and programs that support re-establishment of natural forest conditions.		

Development on Resort Recreation Parcels	Code	Conformance
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<p>In addition to recreation uses, an Area Plan may allow the development and subdivision of tourist, commercial, and residential uses on the Resort Recreation District parcels depicted on Map 1 of the Regional Plan and subject to the following conditions:</p> <ul style="list-style-type: none"> ○ The parcels must become part of an approved Area Plan; ○ Subdivisions shall be limited to “air space condominium” divisions with no lot and block subdivisions allowed; ○ Development shall be transferred from outside the area designated as Resort Recreation; and ○ Transfers shall result in the retirement of existing development. 	13.5.3.D	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
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Notes: There are no districts zoned Resort Recreation within the boundaries of the TBAP.

Greenhouse Gas Reduction Strategy	Code	Conformance
<p>To be found in conformance with the Regional Plan, Area Plans shall include a strategy to reduce emissions of Greenhouse Gases from the operation or construction of buildings. The strategy shall include elements in addition to those included to satisfy other state requirements or requirements of this code. Additional elements included in the strategy may include but are not limited to the following:</p> <ul style="list-style-type: none"> ○ A local green building incentive program to reduce the energy consumption of new or remodeled buildings; ○ A low interest loan or rebate program for alternative energy projects or energy efficiency retrofits; ○ Modifications to the applicable building code or design standards to reduce energy consumption; or ○ Capital improvements to reduce energy consumption or incorporate alternative energy production into public facilities. 	13.5.3.E	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Notes: See TBAP Section 8 for existing GHG reduction strategies. The TBAP incorporates strategies to reduce greenhouse gas emissions and promote the use of green building measures that require energy efficient building designs for private projects and public infrastructure.

Community Design Standards		
<p>To be found in conformance with the Regional Plan, Area Plans shall require that all projects comply with the design standards in this subsection. Area Plans may also include additional or substitute requirements not listed below that promote threshold attainment.</p>		
Site Design	Code	Conformance

<p>Development in All Areas</p> <p>All new development shall consider, at minimum, the following site design standards:</p> <ul style="list-style-type: none"> ○ Existing natural features retained and incorporated into the site design; ○ Building placement and design that are compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy; ○ Site planning that includes a drainage, infiltration, and grading plan meeting water quality standards, and ○ Access, parking, and circulation that are logical, sage, and meet the requirements of the transportation element. 	13.5.3.F.1.a	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Notes: Building placement, site design, parking and circulation standards are addressed in the TBAP Implementing Regulations. The TBAP amendment does not propose any changes to these standards.</p>		
<p>Development in Regional Center or Town Center</p> <p>In addition to the standards above, development in Town Centers or the Regional Center shall address the following design standards:</p> <ul style="list-style-type: none"> ○ Existing or planned pedestrian and bicycle facilities shall connect properties within Centers to transit stops and the Regional Bicycle and Pedestrian network. ○ Area Plans shall encourage the protection of views of Lake Tahoe. ○ Building height and density should be varied with some buildings smaller and less dense than others. ○ Site and building designs within Centers shall promote pedestrian activity and provide enhanced design features along public roadways. Enhanced design features to be considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials along public roadways. ○ Area Plans shall include strategies for protecting undisturbed sensitive lands and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers. 	13.5.3.F.1.b	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Notes: The TBAP complies with these standards, and the TBAP amendments do not propose any changes to these standards.</p>		

<p>Building Height</p> <ul style="list-style-type: none"> ○ Area Plans may allow building heights up to the maximum limits in Table 13.5.3-1 of the Code of Ordinances ○ Building height limits shall be established to ensure that buildings do not project above the forest canopy, ridge lines, or otherwise detract from the viewshed. ○ Area Plans that allow buildings over two stories in height shall, where feasible, include provisions for transitional height limits or other buffer areas adjacent to areas not allowing buildings over two stories in height. 	<p>13.5.3.F.2</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>Notes: The TBAP adopted the height allowances of TRPA Code Table 13.5.3-1. The TBAP amendments do not propose any changes to maximum building height limits.</p>		
<p>Building Design</p> <p>Standards shall be adopted to ensure attractive and compatible development. The following shall be considered:</p> <ul style="list-style-type: none"> ○ Buffer requirements should be established for noise, snow removal, aesthetic, and environmental purposes. ○ The scale of structures should be compatible with existing and planned land uses in the area. ○ Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors. ○ Area Plans shall include design standards for building design and form. Within Centers, building design and form standards shall promote pedestrian activity. 	<p>13.5.3.F.3</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>Notes: The existing TBAP includes building design standards and land use compatibility guidelines consistent with TRPA Code 13.5.3.F.3. The TBAP amendments do not propose any changes to these standards.</p>		
<p>Landscaping</p> <p>The following should be considered with respect to this design component of a project:</p> <ul style="list-style-type: none"> ○ Native vegetation should be utilized whenever possible, consistent with Fire Defensible Space Requirements. ○ Vegetation should be used to screen parking, alleviate long strips of parking space, and accommodate stormwater runoff where feasible. 	<p>13.5.3.F.4</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>

<ul style="list-style-type: none"> ○ Vegetation should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture where feasible. 		
<p>Notes: The existing TBAP includes landscaping standards consistent with this section. The TBAP amendment does not propose any changes to these standards. In addition, Placer County is required to comply with the State of California Model Water Efficiency Landscape Ordinance, that promotes the use of more efficient irrigation system and reduced the use of turf in residential and commercial landscaping.</p>		
<p>Lighting</p> <p>Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be required:</p> <ul style="list-style-type: none"> ○ Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety, and should be consistent with the architectural design. ○ Exterior lighting should utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light. ○ Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well-placed, low-intensity lights. ○ Lights should not blink, flash, or change intensity except for temporary public safety signs. 	<p>13.5.3.D.5</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>Notes: TBAP Implementing Regulations Section 3.09.D: Design Standards and Guidelines includes lighting standards consistent with this section. The TBAP amendment does not propose any changes to these standards.</p>		
<p>Signing</p> <p>Area Plans may include alternative sign standards. For Area Plans to be found in conformance with the Regional Plan, the Area Plan shall demonstrate that the sign standards will minimize and mitigate significant scenic impacts and move toward attainment or achieve the adopted scenic thresholds for the Lake Tahoe region.</p>	<p>13.5.3.F.6</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>Notes: The existing TBAP includes alternative sign standards consistent with this section. The TBAP amendment does not propose any changes to these standards.</p>		

<p>Signing</p> <p>In the absence of a Conforming Area Plan that addresses sign standards, the following policies apply, along with implementing ordinances:</p> <ul style="list-style-type: none"> ○ Off-premise signs should generally be prohibited; way-finding and directional signage may be considered where scenic impacts are minimized and mitigated. ○ Signs should be incorporated into building design; ○ When possible, signs should be consolidated into clusters to avoid clutter. ○ Signage should be attached to buildings when possible; and ○ Standards for number, size, height, lighting, square footage, and similar characteristics for on-premise signs shall be formulated and shall be consistent with the land uses permitted in each district. 	<p>13.5.3.F.6</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<p>Notes: Existing policies in the TBAP and Implementing Regulations Section 3.11 include sign standards. The TBAP amendments do not propose any changes to sign policies and standards.</p>		
<p>Modification to Centers (Town Center, Regional Center and High Density Tourist District Boundary)</p> <p>When Area Plans propose modifications to the boundaries of a Center, the modification shall comply with the following:</p> <ul style="list-style-type: none"> ○ Boundaries of Centers shall be drawn to include only properties that are developed, unless undeveloped parcels proposed for inclusion have either at least three sides of their boundary adjacent to developed parcels (for four-sided parcels), or 75 percent of their boundary adjacent to developed parcels (for non-four-sided parcels). For purposes of this requirement, a parcel shall be considered developed if it includes any of the following: 30 percent or more of allowed coverage already existing on site or an approved but unbuilt project that proposes to meet this coverage standard. ○ Properties included in a Center shall be less than ¼ mile from existing Commercial and Public Service uses. ○ Properties included in a Center shall encourage and facilitate the use of existing or planned transit stops and transit systems. 	<p>13.5.3.G</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<p>Notes: The TBAP amendments do not propose modifications to the boundaries of designated Centers.</p>		

Conformity Review Procedures For Area Plans		
<p>Initiation of Area Planning Process by Lead Agency</p> <p>The development of an Area Plan shall be initiated by a designated lead agency. The lead agency may be TRPA or a local, state, federal, or tribal government. There may be only one lead agency for each Area Plan.</p>	13.6.1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Notes: The TBAP Area Plan amendments were initiated by Placer County to bring the TBAP into conformance with California housing law for accessory dwelling units (ADUs), allow for a greater variety of multi-residential housing types, provide opportunities for TRPA Bonus Units for moderate- and achievable-income housing, and add special planning designations and policies that allow for banking, conversion, and transfer of development rights consistent with the TRPA Code of Ordinances.</p>		
<p>Initial Approval of Area Plan by Lead Agency</p> <p>When TRPA is Not the Lead Agency If the lead agency is not TRPA, then the Area Plan shall be approved by the lead agency prior to TRPA's review of the Area Plan for conformance with the Regional Plan under this section. In reviewing and approving an Area Plan, the lead agency shall follow its own review procedures for plan amendments. At a minimum, Area Plans shall be prepared in coordination with local residents, stakeholders, public agencies with jurisdictional authority within the proposed Area Plan boundaries, and TRPA staff.</p> <p>When TRPA is the Lead Agency If the lead agency is TRPA, the Area Plan shall require conformity approval under this section by TRPA only. No approval by any other government, such as a local government, shall be required.</p>	13.6.2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Notes: The TBAP amendments are scheduled to be presented to the Placer County Planning Commission for recommendation, and approval the Placer County Board of Supervisors for approval prior to TRPA Advisory Planning Commission, Regional Plan Implementation Committee, and Governing Board recommendations and approvals.</p>		
<p>Review by Advisory Planning Commission</p> <p>The TRPA Advisory Planning Commission shall review the proposed Area Plan and make recommendations to the TRPA Governing Board. The commission shall obtain and consider the recommendations and comments of the local government(s) and other responsible public agencies, as applicable. jurisdictional authority within the proposed Area Plan boundaries, and TRPA staff.</p>	13.6.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Notes: The TBAP amendments are scheduled to be reviewed by the APC on February 10, 2020.

<p>Approval of Area Plan by TRPA For Area Plans initiated and approved by a lead agency other than TRPA, the Area Plan shall be submitted to and reviewed by the TRPA Governing Board at a public hearing. Public comment shall be limited to issues raised by the public before the Advisory Planning Commission and issues raised by the Governing Board. The TRPA Governing Board shall make a finding that the Area Plan, including all zoning and development Codes that are part of the Area Plan, is consistent with and furthers the goals and policies of the Regional Plan. This finding shall be referred to as a finding of conformance and shall be subject to the same voting requirements as approval of a Regional Plan amendment.</p>	<p>13.6.4</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
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Notes: The TBAP amendments are scheduled to be reviewed by the GB on February 24, 2020.

Findings of Conformance with the Regional Plan
 In making the general finding of conformance, the TRPA Governing Board shall make the general findings applicable to all amendments to the Regional Plan and Code set forth in Sections 4.5 and 4.6, and also the following specific review standards:

General Review Standards For All Area Plans	Code	Conformance
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The submitted Area Plan shall:

<p>Identify zoning designations, allowed land uses and development standards throughout the plan area.</p>	<p>13.6.5.A.1</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
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Notes: These are included in the existing TBAP Implementing Regulations. The TBAP amendments update allowed residential and threshold-related research facility land uses within identified zone districts to promote a mix of multi-residential and affordable housing development and environmental improvement. Additional land uses allowed are subject to the same permitting requirements as land uses with similar levels of intensity and compatibility considerations currently allowed within the subject zoning subdistricts. The purpose of these modifications is to facilitate multi-family development consistent with Regional Plan policies that direct development to locations close to transit, jobs, and services.

<p>Be consistent with all applicable Regional Plan policies, including but not limited to the regional growth management system, development allocations and coverage requirements.</p>	<p>13.6.5.A.2</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
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Notes: The TBAP complies with all Regional Plan policies, including the regional growth management system and coverage requirements. The TBAP amendments do not propose changes that would result in inconsistency with applicable Regional Plan policies. Multi-person densities proposed are consistent with the regional growth management system and development allocations, because they will require an allocation at the rate of 2.5 persons to one allocation, as described in TRPA Code Section 31.3.3.

<p>Either be consistent with the Regional Land Use Map or</p>	<p>13.6.5.A.3</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
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recommend and adopt amendments to the Regional Land Use Map as part of an integrated plan to comply with Regional Plan policies and provide threshold gain.		
Notes: The TBAP is consistent with the Regional Land Use Map and the TBAP amendments do not propose any modifications to current land use designations.		
Recognize and support planned, new, or enhanced Environmental Improvement Projects. Area Plans may also recommend enhancements to planned, new, or enhanced Environmental Improvement Projects as part of an integrated plan to comply with Regional Plan Policies and provide threshold gain.	13.6.5.A.4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: Existing TBAP policies support completion of EIP projects. The TBAP amendments do not propose any changes to these policies or planned, new, or enhanced EIP projects.		
Promote environmentally beneficial redevelopment and revitalization within town centers, regional centers and the High Density Tourist District.	13.6.5.A.5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The existing TBAP is consistent with Regional Plan policies that promote environmental redevelopment and revitalization within town centers. The proposed TBAP amendments do change policies and incentives that direct redevelopment to centers. The new amendments, which promote a diversity of multi-residential housing types, particularly multi-person housing in town centers should help incentivize environmental redevelopment and revitalization in these districts.		
Preserve the character of established residential areas outside of town centers, regional centers and the High Density Tourist District, while seeking opportunities for environmental improvements within residential areas.	13.6.5.A.6	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The proposed TBAP amendments would allow additional opportunities for multi-residential land uses outside of centers. Proposed additional uses allowed including employee housing, and multi-person housing, are similar in character and intensity to other multi-family uses currently allowed within the applicable zone district. The TBAP amendments do not propose any other changes that would affect the character of established residential areas outside of centers. The proposed allowance for Threshold-Related Research Facilities in all zone districts would facilitate environmental research monitoring. Threshold-Related Facilities would require a discretionary Minor Use Permit to preserve the character of established residential areas.		
Protect and direct development away from Stream Environment Zones and other sensitive areas, while seeking opportunities for environmental improvements within sensitive areas. Development may be allowed in disturbed Stream Environment zones within town centers, regional centers and the High Density Tourist District only	13.6.5.A.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

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if allowed development reduces coverage and enhances natural systems within the Stream Environment Zone.		
Notes: The proposed TBAP amendments would not alter existing natural resource protections that direct future development away from sensitive areas and seek opportunities for environmental improvement.		
Identify facilities and implementation measures to enhance pedestrian, bicycling and transit opportunities along with other opportunities to reduce automobile dependency.	13.6.5.A.8	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: Section 5 of the existing TBAP describes the plan area's transportation plan, which enhances pedestrian and bicycle facilities and expands transit opportunities intending to reduce automobile dependency within the TBAP. The TBAP amendments do not propose any changes to the proposed transportation network but the amendment is anticipated to facilitate multi-family housing in close proximity to existing transit networks, and existing and planned bicycle and pedestrian facilities, further reducing automobile dependency.		
TRPA Utilization of Load Reduction Plans	Code	Conformance
TRPA shall utilize the load reduction plans for all registered catchments or TRPA default standards when there are no registered catchments, in the conformance review of Area Plans.	13.6.5.B	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: Pollutant load reduction targets are established in the Lake Tahoe TMDL. Placer County's current Pollutant Load Reduction Plan (PLRP) was approved in 2013. Load reduction targets are being achieved with Water Quality Improvement Projects in high priority catchments, pollutant control management measures in road maintenance operations, and the completion of private parcel Best Management Practices (BMPs) for larger projects and redevelopment activities. The TBAP amendments do not propose any changes to established load reduction plans.		
Additional Review Standards for Town Centers and the Regional Center	Code	Conformance
Include building and site design standards that reflect the unique character of each area, respond to local design issues and consider ridgeline and viewshed protection.	13.6.5.C.1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: Existing TBAP Implementing Regulations include development and design standards that are appropriate and reflect the unique character of the TBAP. The TBAP amendments do not propose any changes to these standards.		
Promote walking, bicycling, transit use and shared parking in town centers and regional centers, which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways within town centers and regional centers, and to other major activity centers.	13.6.5.C.2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: See existing TBAP recreation and transportation policies and projects that promote enhanced pedestrian and bicycle facilities and expanded transit opportunities intending to reduce automobile dependency within the TBAP.		

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Use standards within town centers and regional centers addressing the form of development and requiring that projects promote pedestrian activity and transit use.	13.6.5.C.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: Existing TBAP Policies encourage walking, bicycling, transit use and shared parking, including continuous sidewalks on both sides of state highways in town centers. The TBAP amendments do not propose any changes to these policies.		
Ensure adequate capacity for redevelopment and transfers of development rights into town centers and regional centers.	13.6.5.C.4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The existing TBAP height and density allowances are in conformance with the Regional Plan. The proposed height and density allowances provide adequate capacity for redevelopment and transfers. The TBAP amendment does not propose any changes to these allowances.		
Identify an integrated community strategy for coverage reduction and enhanced stormwater management.	13.6.5.C.5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: TBAP Policy IP-P-8 identifies goals of coverage reduction and BMP retrofit of the Burton Creek site. Section 8 – Implementation Plan of the TBAP includes strategies for stormwater management. The TBAP amendments do not propose changes to community strategies for land coverage reduction and enhanced stormwater management.		
Demonstrate that all development activity within Town Centers and the Regional Center will provide for or not interfere with Threshold gain, including but not limited to measurable improvements in water quality.	13.6.5.C.6	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The Initial Environmental Checklist prepared for the TBAP amendments, as well as the Threshold Indicators checklist demonstrate that the proposed amendments would not interfere with threshold gain, and in fact should provide for threshold gain by encouraging redevelopment in centers that supports biking, walking, and transit use, water quality improvements and energy efficiency upgrades.		
Additional Review Standards for the High Density Tourist District		
	Code	Conformance
Include building and site design standards that substantially enhance the appearance of existing buildings in the High Density Tourist District.	13.6.5.D.1	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Notes: The TBAP does not have any areas designated as High-Density Tourist District.		
Provide pedestrian, bicycle and transit facilities connecting the High Density Tourist District with other regional attractions.	13.6.5.D.2	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Notes: The TBAP does not have any areas designated as High-Density Tourist District.		
Demonstrate that all development activity within the High-Density Tourist District will provide or not interfere with	13.6.5.D.3	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Threshold gain, including but not limited to measurable improvements in water quality. If necessary to achieve Threshold gain, off-site improvements may be additionally required.		
Notes: The TBAP does not have any areas designated as High-Density Tourist District.		
Conformity Review for Amendments to Area Plans	Code	Conformance
Following approval of an Area Plan, any subsequent amendment to a plan or ordinance contained within the approved Area Plan shall be reviewed by the Advisory Planning Commission and Governing Board for conformity with the requirements of the Regional Plan. Public comment before the Governing Board shall be limited to consideration of issues raised before the Advisory Planning Commission and issues raised by the Governing Board. The Governing Board shall make the same findings as required for the conformity finding of the initial Area Plan, as provided in subsection 13.6.5; however, the scope of the APC and Governing Board's review shall be limited to determining the conformity of the specific amendment only. If the Governing Board finds that the amendment to the Area Plan does not conform to the Regional Plan, including after any changes made in response to TRPA comments, the amendment shall not become part of the approved Area Plan.	13.6.6	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The proposed amendment will be reviewed by the APC on February 10, 2021, and the TRPA Governing Board on February 24, 2021.		
Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan	Code	Conformance
TRPA shall provide lead agencies with reasonable notice of pending amendments that may affect Area Plans. TRPA also shall provide lead agencies with notice of Area Plan topics that may require amendment following adopted Regional Plan amendments pursuant to this section.	13.6.7.A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: TRPA and Placer County staff coordinate on any pending amendments within the Lake Tahoe Region. This amendment was initiated by Placer County to provide additional opportunities and streamline processes for desired housing construction.		
If TRPA approves an amendment to the Regional Plan that would also require amendment of an Area Plan to maintain conformity, the lead agency shall be given one year to amend the Area Plan to demonstrate conformity with the TRPA amendment. The Governing Board shall make the same findings as required for the conformity finding of the initial Area Plan, as provided in subsection 13.6.5; however, the scope of the Governing Board's review shall be limited to determining the conformity of only those amendments made by the lead agency to conform to the TRPA amendment. If the Governing Board finds that the other government fails to demonstrate conformity with the TRPA amendment following the one-year	13.6.7.B	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

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deadline, then the Board shall identify the policies and/or zoning provisions in the Area Plan that are inconsistent and assume lead agency authority to amend those policies and provisions.		
Notes: This amendment was initiated by Placer County to provide additional opportunities and streamline processes for desired housing construction, not to incorporate changes necessitated by amendments that affect the Area Plan.		
Effect of Finding of Conformance of Area Plan	Code	Conformance
By finding that an Area Plan conforms with the Regional Plan pursuant to the requirements of this chapter and upon adoption of an MOU pursuant to Section 13.7, the Area Plan shall serve as the standards and procedures for implementation of the Regional Plan. The standards and procedures within each Area Plan shall be considered and approved individually and shall not set precedent for other Area Plans.	13.6.8	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The TBAP serves as the standards and procedures for implementation of the Regional Plan.		

Procedures for Adoption of Memorandum of Understanding	Code	Conformance
Area Plan is consistent with Procedures for Adoption of Memorandum of Understanding	13.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: The TBAP amendments do not propose any changes that would make the TBAP inconsistent with the procedure for adopting a Memorandum of Understanding.		

Monitoring, Certification, and Enforcement of Area Plan	Code	Conformance
Area Plan includes Notification, Monitoring, Annual Review, and Recertification procedures consistent Code Section 13.8	13.8	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: Section 1.04.D of the TBAP Implementing Regulations and Sections V.B. and VI. describes the Area Plan monitoring and reporting programs consistent with Code Section 13.8, including annual review and certification procedures.		

Appeals	Code	Conformance
Area Plan Appeal Procedure is consistent with Code Section 13.9	13.9	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Notes: Section 1.04.H of the TBAP Implementing Regulations and Section III of the MOU Procedural Guidelines describes delegation appeal procedure which is consistent with Code Section 13.9.		

Attachment F

Initial Environmental Checklist and Threshold Indicator Evaluation

INITIAL DETERMINATION OF ENVIRONMENTAL IMPACT CHECKLIST/THRESHOLD INDICATORS

Project Name:

Placer County Tahoe Basin Area Plan Housing-Related Amendments

Project Location:

The Area Plan addresses that portion of Placer County that is also within the jurisdiction of TRPA, encompassing an area of 46,162 acres (72.1 square miles) that includes the communities of Kings Beach/Stateline, Tahoe City, Carnelian Bay, Dollar Point, Sunnyside, Homewood, Tahoe Vista, and Tahoma.

Area Plan Amendment Description:

Placer County proposes to amend Parts 1, 3, 4 and 8 of the Placer County Tahoe Basin Area Plan (TBAP), and Chapters 1, 2, and 3 of the TBAP Implementing Regulations to bring the TBAP into conformance with California housing law for accessory dwelling units (ADUs) and provide opportunities for a greater variety of multi-residential housing types. The proposed amendments will update the TBAP to be consistent with the Tahoe Regional Planning Agency (TRPA) Bonus Unit incentive program for moderate- and achievable-income housing and will add special planning designations and policies to specific zone districts to allow for banking, conversion, and transfer of development rights consistent with the TRPA adopted 2018 Development Rights Strategic Initiative.

The TBAP is comprised of a policy document containing eight parts and an implementing regulations document which contains a zoning code that is specific to the Tahoe Basin portion of Placer County. Policy amendments are proposed to Part 1 – Introduction: An overview of the regulatory framework, planning process, and Area Plan content, Part 3 – Socio-Economic Plan: Socioeconomic conditions and plan for improvement, Part 4 – Land Use Plan: Existing and planned land uses and development, and Part 8 – Implementation Plan: Implementing projects and environmental performance targets.

Proposed changes to the TBAP Parts 1 and 3 include updating the term “secondary dwelling” to become “accessory dwelling” to be consistent with the County definition and noting the restriction against tourist or vacation rental use (the County implements this restriction through Code section 17.56.200, while TRPA implements this restriction through a deed-restriction). Proposed changes to Part 4 include updating Section 4.3 TRPA Growth Control System to be consistent with the Development Rights Strategic Initiative amendments to the Regional Plan; updating Section 4.4 Area Plan Programs to remove the limited conversion pilot program, update the Accessory Dwelling Units and Junior Accessory Dwelling Units program, and add the TRPA Certified Local Government Moderate-Income Housing Program; and updating Section 4.4. Land Use and Community Design Policies to use consistent terminology. Proposed changes to Part 8 include updating the list of land-use projects in Section 8.2 to remove implementation and monitoring of pilot projects for converting CFA to TAUs, as this is no longer a pilot project and instead has been implemented as part of the Development Rights Strategic Initiative.

Additionally, changes are proposed to Chapters 1, 2, and 3 of the Area Plan Implementing Regulations: Zoning districts, land use regulations, development standards and design guidelines. The proposed amendments would:

- Expand opportunities for additional multi-residential land uses in all Residential, Mixed-use, and Community Service zone districts where one or more multi-residential housing types is currently

permissible; add multi-residential land uses to the Kings Beach Industrial Subdistrict (a Community Service Zone). The multi-residential land uses to be added include multi-family, multi-person, and employee housing land uses. Figures 1-2, below, show all districts where multi-family or employee housing, or both, are currently allowed. These districts would have the other missing multi-residential land uses added. Figure 2 also shows Kings Beach Industrial Community Service district, which currently does not have any multi-residential uses, but does allow single-family residential. Figures 3-4 show where multi-person land uses are currently allowed. All districts where multi-person is an allowed use also currently allow multi-family.

- Increase multi-person densities in Town Center districts using the conversion ratio of 2.5 persons per residential unit from Section 31.3.3 of the TRPA Code of Ordinances to ensure that multi-person densities are equivalent to the multi-family densities allowed in each district. Since a “multi-person” unit is essentially one bedroom with kitchen and bathroom facilities shared with other people, 2.5 multi-person units are considered equivalent to an average multi-family apartment. Thus, where multi-family is allowed at 25 units per acre, the equivalent multi-person density would be 62 persons per acre. This is consistent with the level of impacts anticipated in the Regional Plan EIR for buildout of residential development.
- Align Special Planning Designations and Policies in the Residential, Mixed-Use, and Community Service Area zone districts with allowable land uses to allow development rights to be transferred (if needed) to sites where multi-residential land uses are allowed;
- Remove the current references that limit affordable housing for “seniors” from all four subdistricts to simply state all affordable housing is allowed to incentivize all affordable housing types;
- Expand eligibility of the residential bonus unit incentive program to include three income tiers for both single and multi-family housing: affordable (up to 80% area median income (AMI)), moderate (80-120% AMI), and achievable (120-215% for multi-family and 120-235% for single-family units) for consistency with TRPA Code of Ordinances Chapter 52;
- Recognize Placer County as a TRPA Certified Local Government Moderate-Income Housing Program based on the TBAP planning principles of transit-oriented development to develop and re-develop housing in proximity to transit, services, and employment centers;
- Clarify a two-step permitting process where separate County and TRPA permits are required to construct an ADU. Placer County will review and permit ADUs in accordance with California housing law, and TRPA will review ADU applications in accordance with the Regional Plan;
- Amend Table 3.07.A-1, Parking and Access, to specify that accessory dwelling units require only one parking space, with options to further reduce ADU parking requirements;
- Update Section 3.14, Banking, Conversion, and Transfer of Development Rights for consistency with Chapter 51 of the TRPA Code of Ordinances (Banking, Conversion, and Transfer of Development Rights); and
- Include non-substantive administrative corrections to code cross references, to make terminology consistent, and other minor amendments, including correction to allowable CNEL levels in mixed-use subdistricts for consistency with allowable TRPA noise threshold levels.

Proposed changes to the TBAP and Implementing Regulations are programmatic and not specific to any site location nor any development project. The proposed amendments do not modify any existing environmental protections and policies. Future projects within the TBAP will still be subject to environmental review and analysis in accordance with the TRPA Regional Plan.

The housing-related amendments are consistent with population growth planned for in the Regional Plan. All additional residential development permitted within the TBAP will remain subject to TRPA's allocation and bonus unit growth management provisions in Chapters 50-53 of the TRPA Code of Ordinances. For decades communities around Lake Tahoe have experienced troubling socioeconomic trends such as unaffordable housing along with reduced housing occupancy, business closures, and declining full-time population and workforce. The proposed amendments aim to provide a broader range of more affordable housing that are accessible for the local workforce.

Figure 1. North Shore and Tahoe City Subdistricts where multi-residential uses will be added:
Existing Multi-Family and Employee Land Use Districts and Kings Beach Industrial

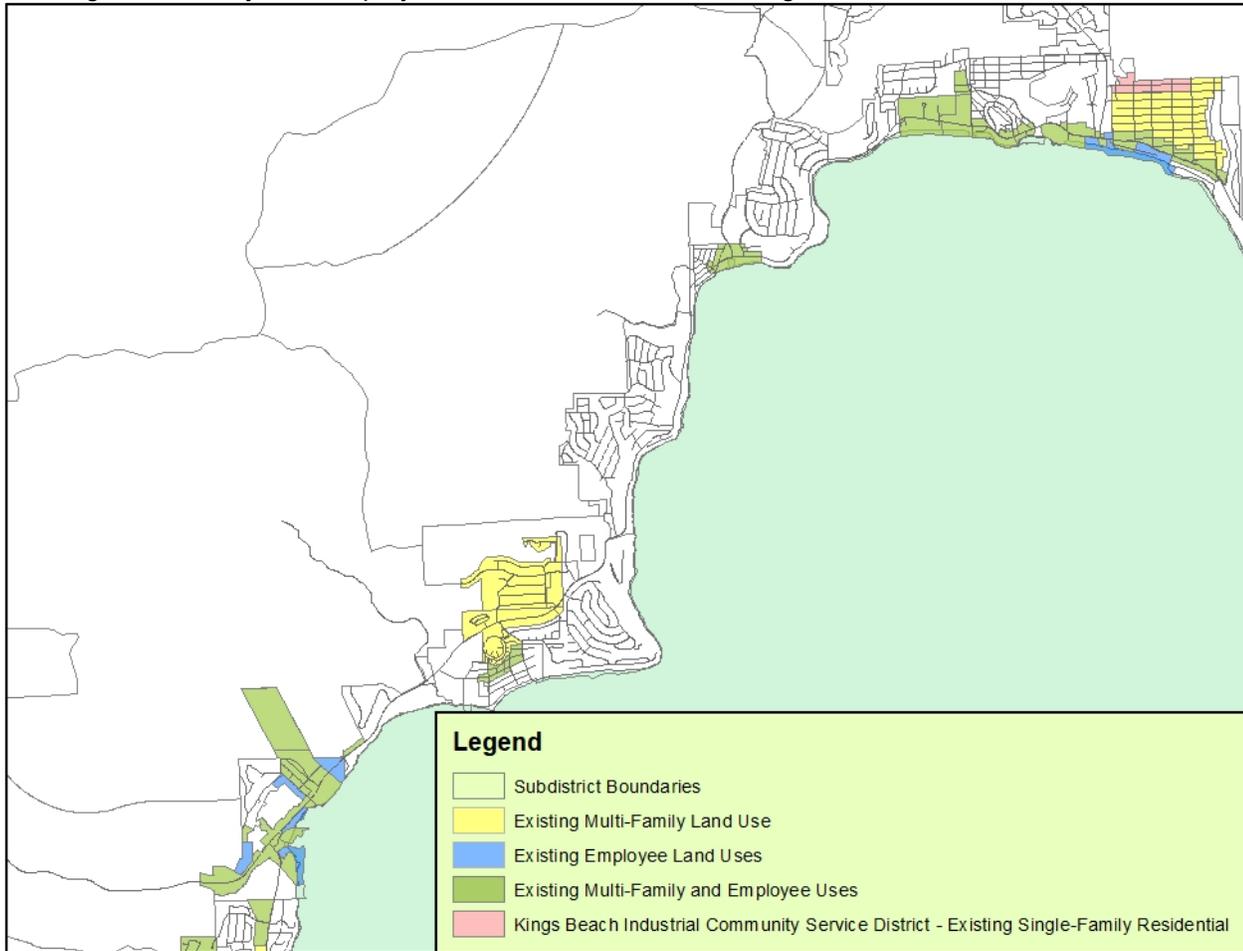


Figure 2. West Shore and Tahoe City Subdistricts where multi-residential uses will be added - Existing Multi-Family and Employee Land Uses

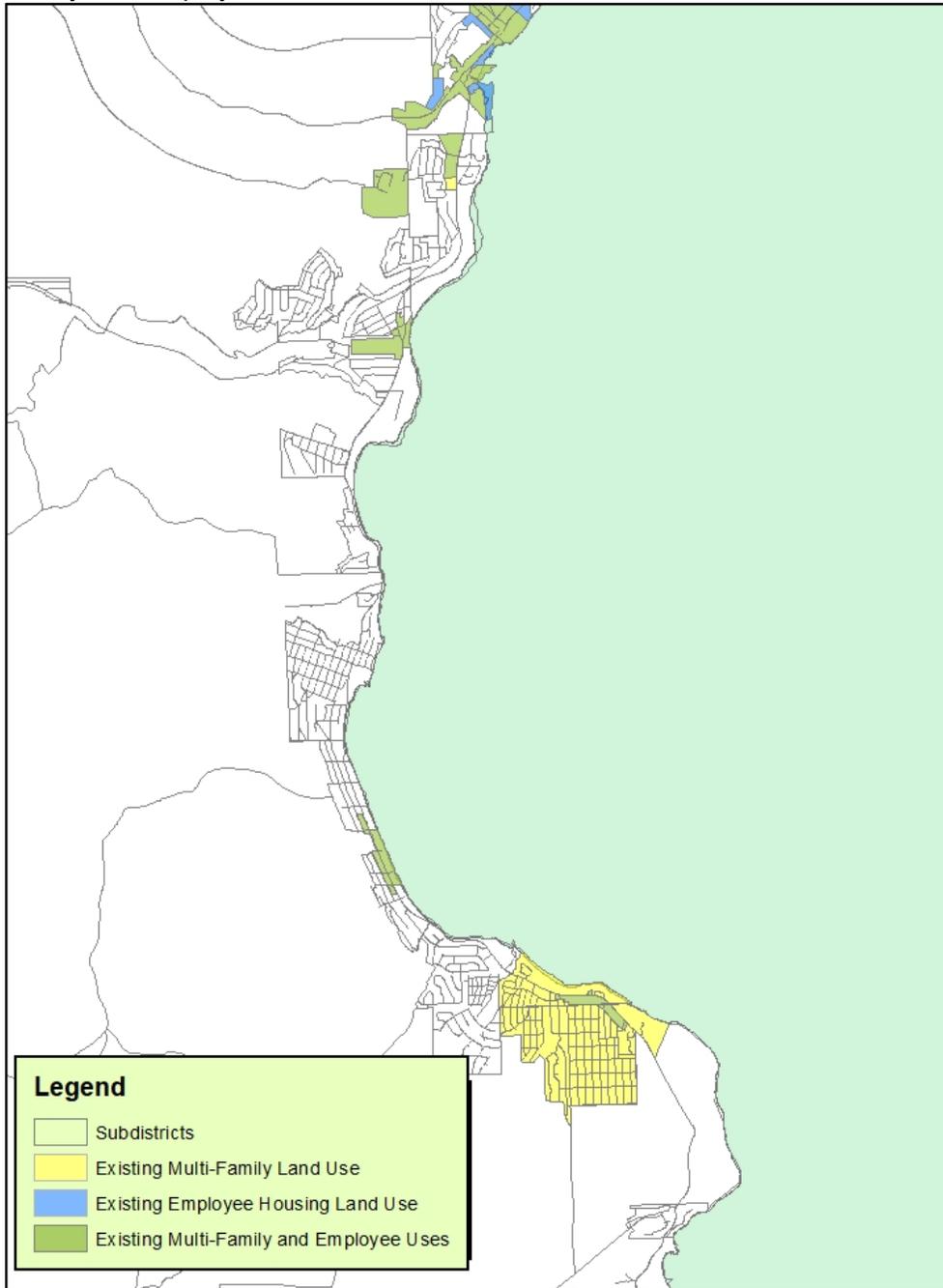


Figure 3. North Shore and Tahoe City Subdistricts where multi-person is currently allowed

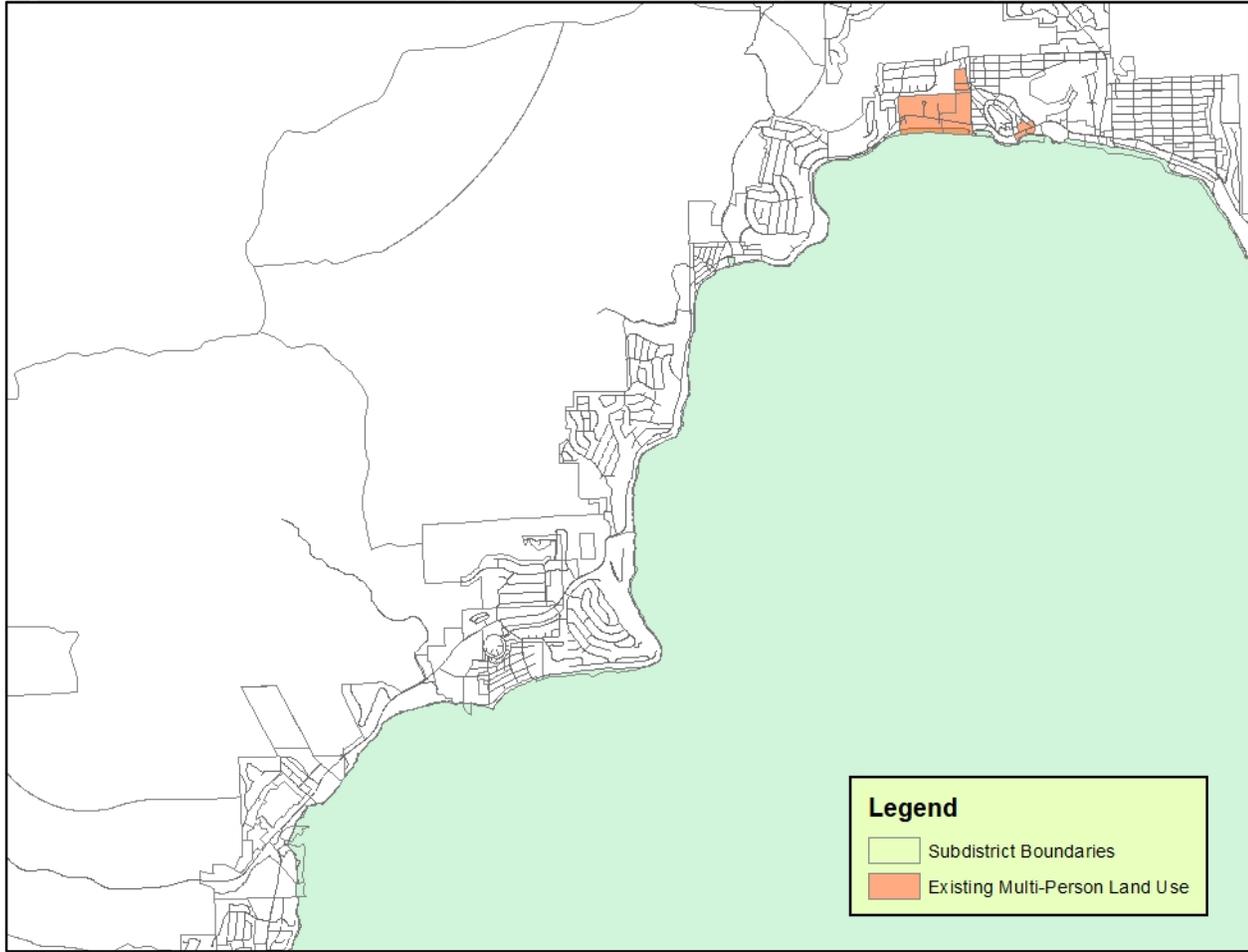
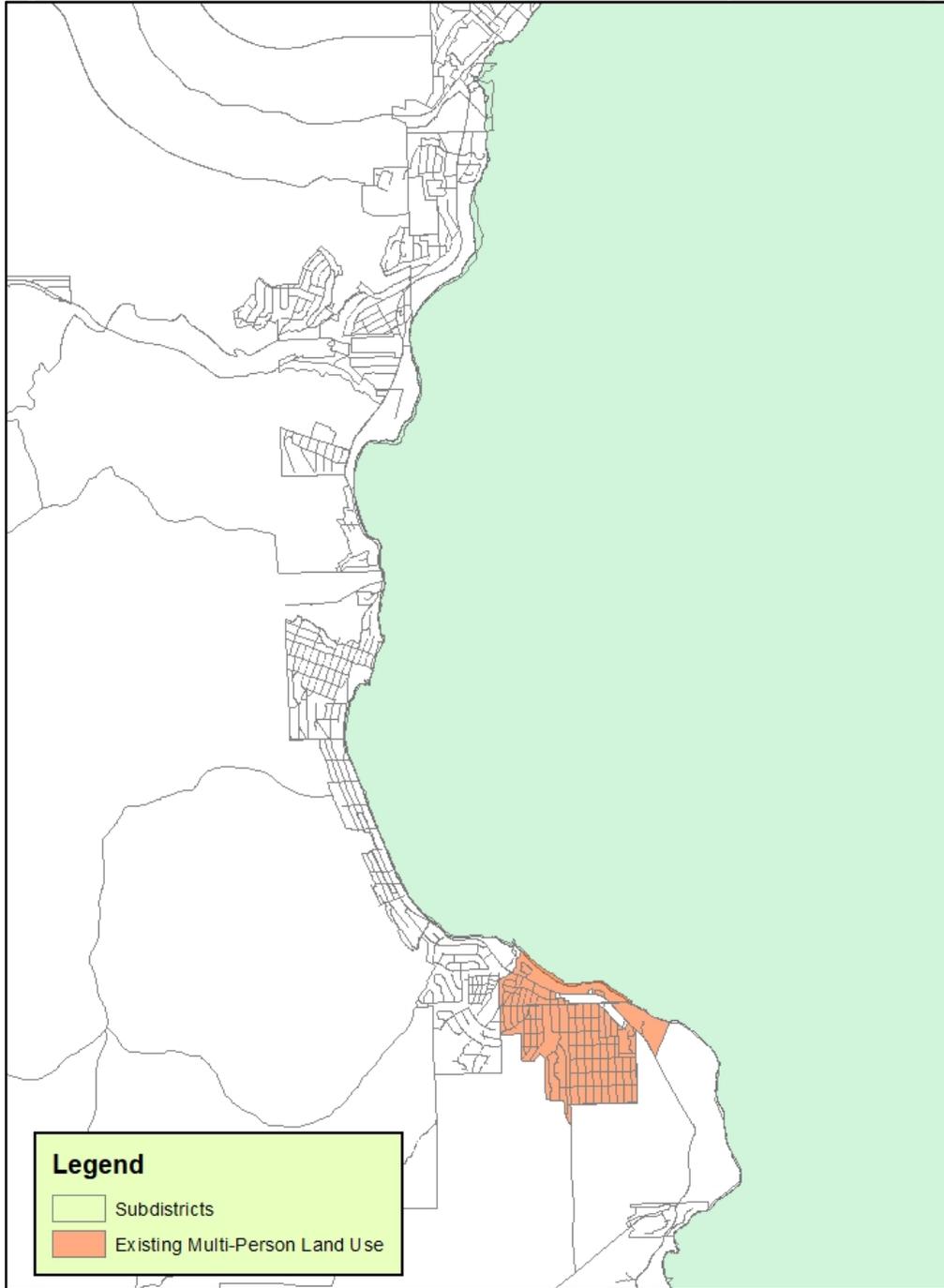


Figure 4. West Shore and Tahoe City Subdistricts where multi-person is currently allowed



Tiering:

This Initial Environmental Checklist (IEC) tiers from and incorporates by reference the analysis within the Final Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIR/EIS. Because the amendment maintains most provisions of the TBAP without change, this IEC focuses only on those changes that deviate from the current TBAP. Impacts arising from development under current policy were already evaluated in the TBAP EIR/EIS, which can be accessed at <https://www.trpa.org/document/projects-plans/>.

Both this IEC and the TBAP EIR/EIS also tier from the Environmental Impact Statement (EIS) prepared for the Regional Plan Update (RPU), which can be accessed at these links:

- Volume 1 (Final EIS): http://www.trpa.org/wp-content/uploads/Volume_1_RPU_FEIS.pdf
- Volume 2 (Public Comments): http://www.trpa.org/wp-content/uploads/Volume_2_RPU_FEIS.pdf
- Volume 3 (Draft EIS): http://www.trpa.org/wp-content/uploads/Regional_Plan_EIS.pdf

The following questionnaire will be completed by the applicant based on evidence submitted with the application. All "Yes" and "No, With Mitigation" answers will require further written comments.

I. Environmental Impacts

1. Land

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Unstable soil conditions during or after completion of the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. The continuation of or increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- The TBAP amendments do not alter or revise land coverage regulations. Future projects will include an analysis of land capability or IPES, if applicable, consistent with Chapters 30 and 53 of the TRPA Code.
- The TBAP supersedes the TRPA Code of Ordinances Chapter 36 (Site Design Standards) in Mixed Use zoning subdistricts by placing special emphasis on provisions for pedestrian open space and landscaping, and supplements Code of Ordinances Chapter 36 for all other subdistricts. Section 3.09.B and 3.09.I of the TBAP defers to TRPA Code Sections 36.5 and 36.12 that requires maintaining natural site topography outside of approved areas of disturbance. There are no changes proposed to provisions for pedestrian open space in the TBAP.
- All projects within the TBAP require temporary and permanent BMP installation and maintenance to ensure stable soil conditions in accordance with Chapter 60, Water Quality of the TRPA Code of Ordinances.

- d. The TBAP does not supersede Section 33.3.6, Excavation Limitations, of the TRPA Code of Ordinances which outlines the requirements for proposed projects that may result in changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet.
- e. The amendments would not alter or revise the regulations pertaining to BMPs for wind and water erosion of soils on or off the site.
- f. The proposed amendments do not include any activities that are expected to result in any changes in siltation, deposition or erosion, including natural littoral processes, which could modify the channel of a river or stream or the bed of a lake. In addition, the Code of Ordinances includes prohibitions of disturbance to Stream Environment Zones, Stream channels and the beds of a lake (Code Chapters 30 and 63). In accordance with the Regional Plan, TRPA retains review responsibilities for all development within the Shorezone of Lake Tahoe.
- g. Subsequent projects permitted within the TBAP would be subject to Placer County and/or TRPA project-level environmental review for exposure of people or property to geologic hazards. The TRPA Code of Ordinances prohibits exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards (Code Chapters 30 and 35). Placer County has also adopted the California Building Code, which includes protections for persons and property from seismic and geologic hazards.

Threshold Indicators – Soil Conservation

As indicated in the discussion, above, adverse impacts to soils due to increased coverage are not anticipated.

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
61 SC-1	Bailey Land Coverage Coefficient for Class 1a	Percent of impervious cover	N/A (In Attainment)	Considerably better than target	Little or no change
62 SC-2	Bailey Land Coverage Coefficient for Class 1b	Percent of impervious cover	Insufficient data to determine interim target	Considerably worse than target	Moderate improvement
63 SC-3	Bailey Land Coverage Coefficient for Class 1c	Percent of impervious cover	N/A (In Attainment)	At or better than target	Little or no change
64 SC-4	Bailey Land Coverage Coefficient for Class 2	Percent of impervious cover	Insufficient data to determine interim target	Somewhat worse than target	Little or no change
65 SC-5	Bailey Land Coverage Coefficient for Class 3	Percent of impervious cover	N/A (In Attainment)	Considerably better than target	Little or no change
66 SC-6	Bailey Land Coverage Coefficient for Class 4	Percent of impervious cover	N/A (In Attainment)	Considerably better than target	Little or no change
67 SC-7	Bailey Land Coverage Coefficient for Class 5	Percent of impervious cover	N/A (In Attainment)	Considerably better than target	Little or no change
68 SC-8	Bailey Land Coverage Coefficient for Class 6	Percent of impervious cover	N/A (In Attainment)	Considerably better than target	Little or no change
69 SC-9	Bailey Land Coverage Coefficient for Class 7	Percent of impervious cover	N/A (In Attainment)	At or better than target	Little or no change
70	Stream restoration	Acres (and percent) of SEZ restored	88 acres of SEZ restoration by 2016	Considerably worse than target	Moderate improvement

2. Air Quality

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Substantial air pollutant emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Deterioration of ambient (existing) air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The creation of objectionable odors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Increased use of diesel fuel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- Pursuant to TBAP Section 3.22 future projects within the Area Plan would be subject to subsequent environmental review, permitting, and compliance with Chapter 65 of the TRPA Code including, but not limited to measures such as open burning prohibitions, vehicle idling time limitations, and dust control.
- The proposed amendment would not alter, revise, conflict or obstruct the regional regulations pertaining to air quality identified in Ch 65 of the TRPA Code of Ordinances. The new uses proposed in individual subdistricts do not alter the overall growth potential planned for in the Regional Plan and support Regional Plan goals of directing denser development to areas served by transit and appropriate for multi-residential development. Expansion of opportunities for ADUs/secondary residences incentivizes ADUs that are within ½ mile of transit, while requiring a full residential unit of use under the existing growth management program for those outside of that radius.
- No conflict with applicable air quality plans are expected given residential uses, existing permitting procedures and codes, and limited scope of housing-related Area Plan amendments.
- Future projects in the amendment area would be required to comply with Chapter 65 (Air Quality/Transportation) of the TRPA Code of Ordinances. As noted in b., the new uses proposed in individual subdistricts do not alter the overall growth potential planned for in the Regional Plan. Expected greenhouse gas emissions would not exceed those analyzed in the 2012 Regional Plan EIS, as no additional growth is planned, and the amendments support reductions in greenhouse gas emissions by encouraging smaller, multi-residential units in close proximity to transit and services.
- The proposed amendments are programmatic and would not include the construction or operation of any major sources of diesel fuel uses. Future projects within the Area Plan would be subject to subsequent environmental review, permitting, and compliance with regional air quality regulations set forth in Chapter 65 of the TRPA Code.

Threshold Indicators – Air Quality

As discussed above, no significant impacts on air quality are anticipated as a result of the proposed amendment.

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
1	Carbon monoxide concentration	Highest 1-hour reading of CO	N/A (In Attainment)	Considerably better than target	Moderate improvement
2 AQ-1	Carbon monoxide – concentration	Highest 8-hour reading of CO	N/A (In Attainment)	Considerably better than target	Moderate improvement
3 AQ-3	Ozone – concentration	Highest 1-hour reading of	N/A (In Attainment)	At or better than target	Moderate improvement
4	Ozone – concentration	Highest 8-hour ozone concentration	Insufficient data to determine target	Somewhat worse than target	Moderate improvement
5 AQ-10	Particulate matter concentration – annual	Annual average PM _{2.5}	N/A (In Attainment)	Considerably better than target	Moderate improvement
6 AQ-9	Particulate matter concentration – 24 hour	Highest 24-hour PM ₁₀ concentration	59 µg/m ³ by 2016	Somewhat worse than target	Little or no change
7 AQ-5	Regional visibility – 50 th percentile	Visibility extinction coefficient	N/A (In Attainment)	At or better than target	Little or no change
8 AQ-6	Regional visibility – 90 th percentile	Visibility extinction coefficient	N/A (In Attainment)	At or better than target	Little or no change
9 AQ-7	Subregional visibility – 50 th percentile	Visibility extinction coefficient	Insufficient data to determine target	Unknown	Unknown
10 AQ-8	Subregional visibility – 90 th percentile	Visibility extinction coefficient	Insufficient data to determine target	Unknown	Unknown
11 AQ-2	Carbon monoxide – winter traffic volume	Traffic volume on US 50 during the Saturday of President’s Day weekend.	N/A (In attainment)	Considerably better than target	Moderate improvement
12 AQ-14	Nitrate deposition – vehicle miles travelled	VMT estimated from peak traffic volumes in 2 nd week of August	N/A (In Attainment)	At or better than target	Moderate improvement
13 AQ-13	Nitrate deposition	Modeled NO _x emissions in tons	N/A (In Attainment)	Implemented	N/A
14	Odor – Diesel engine emission fumes	Evaluation criteria and evidence	N/A (In Attainment)	Implemented	N/A
15	Ozone – concentration	3-year average of 4 th highest ozone concentration	N/A (In Attainment)	At or better than target	Moderate improvement
16 AQ-4	Ozone – Oxides of nitrogen	Average tons of NO _x per day	N/A (In Attainment)	Considerably better than target	Moderate improvement
17	Fine particulate matter – 3 year daily average	3 year average of 98 th percentile 24-hour PM _{2.5} concentration	N/A (In Attainment)	Considerably better than target	Little or no change

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
18 AQ-11	Fine particulate matter concentration – 24 hour	Highest 24-hour PM _{2.5} concentration	Not established	Not yet evaluated	Not yet evaluated
19 AQ-12	Fine particulate matter concentration – annual	Annual average PM _{2.5}	N/A (In Attainment)	Considerably better than target	Little or no change

3. Water Quality

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Alterations to the course or flow of 100-yearflood waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Change in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Alteration of the direction or rate of flow of ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Is the project located within 600 feet of a drinking water source?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. The amendments are programmatic and would not include the construction or operation of any major sources of diesel fuel uses. Future projects within the Area Plan would be subject to subsequent environmental review, permitting, and compliance with Chapter 60 of the TRPA Code of Ordinances.

- b. Consistent with existing requirements projects in the TBAP would be subject to subsequent permitting and environmental review for stormwater infiltration.
- c. The potential for future projects to expose people or property to flood risks would be minimized through compliance with the Placer County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). These regulations require that projects located within a mapped 100-year flood zone be evaluated by a registered civil engineer. An engineering study would be required including a hydraulic analysis that demonstrates that the project would not aggravate or cause flooding problems on an adjacent property, would not create risks to users of the project itself, and would not cause an increase in the 100-year flood elevation. In addition, TRPA Code Section 35.4.2 prohibits additional development, grading or filling of lands within the 100-year floodplain, with limited exceptions provided for outdoor recreation, public service facilities, floodplain crossings, and water quality control facilities.
- d. The TBAP amendments would not alter or revise the regulations pertaining to surface water management.
- e. The TBAP housing-related amendments would not alter or revise the regulations pertaining to discharge into surface waters and surface water quality. Although construction activities have the potential to adversely affect surface water quality, all projects would be required to comply with stringent TRPA, LRWQCB, and Placer County water quality protections. The Area Plan would not alter the existing TRPA regulations related to discharge to surface waters, or water quality protection.
- g. The TBAP amendments would not alter or revise regulations pertaining to changes in the quantity of groundwater.
- h. The regional water demand at build-out would be less than the regional surface water allocation. Future projects must comply with TRPA Code Section 32.4.
- i. The housing-related TBAP amendments would not alter or revise current regulations pertaining to water-related hazards.
- j. The TBAP amendments would not alter or revise the regulations pertaining to groundwater quality management.
- k. The housing-related amendments are programmatic and no specific site or project was analyzed. If future projects are located within 600 feet of a drinking water source project specific mitigation measures may be required to complement drinking water source protection measures.

Threshold Indicators – Water Quality

As discussed above, no significant water quality impacts are anticipated. The proposed plan would not alter or revise regulations pertaining to water quality. Future development under the area plan is not anticipated to result in water quality impacts, as all projects must demonstrate compliance with the Code of Ordinances.

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
97 WQ-4	Littoral – turbidity – non-stream-influenced shallow waters	Average turbidity measure (NTU)	Insufficient data to determine target	At or better than target	Unknown
98 WQ-3	Littoral – turbidity	Average turbidity measure (NTU)	Insufficient data to determine target	At or better than target	Unknown
99	Littoral – attached algae		Insufficient data to determine target	Insufficient information	Little or no change

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
100 WQ-8 thru 14	Littoral – aquatic invasive species		Insufficient data to determine target	Insufficient information	Little or no change
101 WQ-1	Deep water transparency	Annual average secchi disk depth	78 feet by 2016	Somewhat worse than target	Little or no change
102 WQ-2	Deep water – phytoplankton productivity	Primary phytoplankton productivity	Predicted to be approximately 221 gC/m ² /yr in 2016	Considerably worse than target	Rapid decline
103 WQ-18	Tributaries -suspended sediment concentration	90 th percentile suspended sediment concentrations (mg/l)	N/A (In Attainment)	Considerably better than target	N/A
104 WQ-15	Tributaries – dissolved inorganic nitrogen	mg/l; and number and percent of standard exceedences	Unable to be determined due to lack of trend	No target established	Little or no change
105 WQ-16	Tributaries – dissolved phosphorous	mg/l; and number and percent of standard exceedences	Unable to be determined due to lack of trend	No target established	Little or no change
106	Runoff – grease and oil	Concentration of grease and oil (mg/l)	Insufficient data to determine target	Unknown	Unknown
107 WQ-21	Runoff – dissolved iron concentration	Concentration of total iron (mg/l)	Insufficient data to determine target	Unknown	Unknown
108 WQ-19	Runoff - dissolved inorganic nitrogen concentration	Concentration of total nitrogen (mg/l)	Insufficient data to determine target	Unknown	Unknown
109 WQ-20	Runoff – dissolved phosphorous concentration	Concentration of total phosphate (mg/l)	Insufficient data to determine target	Unknown	Unknown
110 WQ-22	Runoff -suspended sediment	Turbidity level (NTU)	Insufficient data to determine target	Unknown	Unknown
111	Groundwater discharge – grease and oil	Concentration of grease and oil (mg/l)	Insufficient data to determine target	Unknown	Unknown
112	Groundwater discharge – iron	Concentration of total iron (mg/l)	Insufficient data to determine target	Unknown	Unknown
113	Groundwater discharge - nitrogen	Concentration of total nitrogen (mg/l)	Insufficient data to determine target	Unknown	Unknown
114	Groundwater discharge – phosphate	Concentration of total phosphate (mg/l)	Insufficient data to determine target	Unknown	Unknown
115	Groundwater discharge – turbidity	Turbidity level (NTU)	Insufficient data to determine target	Unknown	Unknown

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
116	Other lakes – boron	Concentration of boron (mg/l)	Insufficient data to determine target	Unknown	Unknown
117	Other lakes – chloride	Concentration of chloride (mg/l)	Insufficient data to determine target	Unknown	Unknown
118	Other lakes – chlorophyll-a	Concentration of chlorophyll-a (gC/m ² /year)	Insufficient data to determine target	Unknown	Unknown
119	Other lakes – dissolved inorganic nitrogen	Concentration of Inorganic Nitrogen	Insufficient data to determine target	Unknown	Unknown
120	Other lakes – dissolved oxygen	Concentration of Dissolved Oxygen	Insufficient data to determine target	Unknown	Unknown
121	Other lakes – pH	pH level	Insufficient data to determine target	Unknown	Unknown
122	Other lakes – phytoplankton cell counts	Phytoplankton cell count	Insufficient data to determine target	Unknown	Unknown
123	Other lakes – secchi disk	Depth of Secchi Disk	Insufficient data to determine target	Unknown	Unknown
124	Other lakes – soluble reactive iron	Concentration of Soluble Reactive Iron	Insufficient data to determine target	Unknown	Unknown
125	Other lakes – soluble reactive phosphorous	Concentration of SRP	Insufficient data to determine target	Unknown	Unknown
126	Other lakes – sulfate	Concentration of Sulfate	Insufficient data to determine target	Unknown	Unknown
127	Other lakes – temperature	Water temperature	Insufficient data to determine target	Unknown	Unknown
128	Other lakes – total dissolved solids	Concentration of TDS	Insufficient data to determine target	Unknown	Unknown
129	Other lakes – total nitrogen	Concentration of TN	Insufficient data to determine target	Unknown	Unknown
130	Other lakes – total phosphorous	Concentration of TP	Insufficient data to determine target	Unknown	Unknown
131	Other lakes – total reactive iron	Concentration of TRI	Insufficient data to determine target	Unknown	Unknown
132	Other lakes – vertical extinction coefficient	Vertical extinction	Insufficient data to determine target	Unknown	Unknown
133	Tributaries – reduce dissolved inorganic nitrogen load	Annual load of nitrogen (and nitrogen species)	Insufficient data to determine target	Unknown	Unknown

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
134	Tributaries – reduce dissolved phosphorous load	Annual load of total phosphorus (and phosphorus species)	Insufficient data to determine target	Unknown	Unknown
135	Tributaries – reduce suspended sediment load	Annual load of suspended sediment from all monitored tributaries	Insufficient data to determine target	Unknown	Unknown
136	Tributaries – state standard for dissolved iron concentration	Annual Dissolved Iron Concentration	Insufficient data to determine target	Unknown	Unknown
137	Dissolved inorganic loading – atmospheric source reduction	Metric tons of nutrients loaded via rain and snow deposition ("wet deposition") at Ward Creek site per year from atmospheric sources	Insufficient data to determine target	Unknown	Unknown
138	Dissolved inorganic nitrogen – groundwater source	Metric tons of DIN/year	Insufficient data to determine target	Unknown	Unknown
139	Dissolved inorganic nitrogen – runoff source	Metric tons of DIN/year	Insufficient data to determine target	Unknown	Unknown
140	Reduce dissolved inorganic nitrogen from all sources	Annual DIN Load in metric tons/year or kg/year	Insufficient data to determine target	Unknown	Unknown
141	Reduce dissolved inorganic nitrogen, phosphorous, and iron from all sources	Annual DIN, DP, Iron Load in metric tons/year or kg/year	Insufficient data to determine target	Unknown	Unknown

4. Vegetation

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?
- d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants)?
- e. Reduction of the numbers of any unique, rare or endangered species of plants?
- f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?
- g. Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?
- h. A change in the natural functioning of an old growth ecosystem?

Discussion

- a. Vegetation surrounding the disturbance area of future projects in the TBAP must comply with Section 33.6 of the TRPA Code of Ordinances.
- b. Future vegetation removal within the Area Plan must comply with TRPA, federal, and state regulations, permitting requirements, and environmental review.
- c. Future projects in the Area Plan must comply with the State of California Model Water Efficient Landscape Ordinance and TRPA Code (Section 61.4).
- d. Future projects in the Area Plan must comply with existing TRPA, federal and state regulations, permitting requirements and environmental review.
- e. The amendment will not reduce the numbers of any unique, rare, or endangered plant species. Compliance with TRPA Code Chapters 61 and 62 is required for all future projects pursuant to TBAP Sections 3.18 and 3.19.
- f. The amendments would not alter regulations pertaining to removal of streambank and backshore vegetation (TRPA Code, Section 61.1.6 and Chapter 62)
- g. Future projects must comply with TRPA Code of Ordinances Chapter 61.
- h. Future projects in the Area Plan would be subject to project-level environmental review and compliance with Chapter 61 of TRPA Code.

Threshold Indicators – Vegetation Preservation

As discussed above, the proposed amendments do not alter or revise regulations pertaining to native vegetation protection during construction, vegetation removal, groundwater management, landscaping, sensitive plants, stream environment zones, or tree removal. As such, no effect on vegetation preservation indicators is anticipated.

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
71	Appropriate Management Practices	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
72	Land Capability to Support Native Vegetation	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A
73	Protect and Expand Riparian Vegetation	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A
74	Vegetation Pattern - Juxtaposition	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A
75	Relative Abundance - Deciduous Riparian Hardwoods	Acres (and percent cover) of Riparian Deciduous Hardwoods	Increase total acreage by 2016	Considerably Worse Than Target	Little or No Change
76	Relative Abundance - Meadows and Wetlands	Acres (and percent cover) of vegetation types meeting meadow and wetland classification type	Increase total acreage by 2016	Somewhat Worse Than Target	Little or No Change
77	Relative Abundance - Shrub	Acres (and percent cover) of vegetation types meeting shrub classification	N/A (In Attainment)	Considerably Better Than Standard	Little or No Change
78	Relative Abundance - Small Diameter Red Fir	Acres (and percent cover) of vegetation types meeting small diameter (<10.9"dbh) red fir classification	Insufficient data to determine interim target	Considerably Worse Than Target	Little or No Change
79	Relative Abundance - Small Diameter Yellow Pine	Acres (and percent cover) of vegetation types meeting small diameter (<10.9"dbh) Jeffrey pine classification	Insufficient data to determine interim target	Considerably Worse Than Target	Little or No Change
80	Vegetation Community Richness	Number of different vegetation associated as defined in resolution 82-11	N/A (In Attainment)	At or Better Than Target	Little or No Change
81	Deep-water plants of Lake Tahoe	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Insufficient data to determine interim target	Considerably Worse Than Target	Unknown

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
82	Freel Peak Cushion Plant community	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	N/A (In Attainment)	Somewhat Worse Than Target	Rapid Decline
83	Grass Lake (sphagnum bog)	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	N/A (In Attainment)	Insufficient Information	Unknown
84	Hell Hole	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	N/A (In Attainment)	Insufficient Information	Unknown
85	Osgood swamp	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Insufficient data to determine interim target	Insufficient Information	Unknown
86	Pope Marsh	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Unable to be determined due to lack of trend	Insufficient Information	Unknown
87	Taylor Creek Marsh	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	N/A (In Attainment)	Insufficient Information	Unknown
88	Upper Truckee Marsh	Evaluation Criteria and Evidence as determined by Qualified Botanist/Ecologist	Insufficient data to determine interim target	Somewhat Worse Than Target	Little or No Change
89	Galena Rock Cress - <i>Arabis rigidissima</i> v. <i>demote</i>	Number of occupied sites	Insufficient data to determine interim target	Considerably Worse Than Target	Unknown
90	Cup Lake Drabe - <i>Draba asterophora</i> v. <i>macrocarpa</i>	Number of occupied sites	N/A (In Attainment)	Considerably Better Than Standard	Little or No Change
91	Long-petaled Lewisia - <i>Lewisia pygmaea longipetala</i>	Number of occupied sites	N/A (In Attainment)	Considerably Better Than Standard	Little or No Change
92	Tahoe Draba - <i>Draba asterophora</i> v. <i>asterophora</i>	Number of occupied sites	N/A (In Attainment)	Considerably Better Than Standard	Little or No Change
93	Tahoe Yellow Cress - <i>Rorippa subumbellata</i>	Number of occupied sites	N/A (In Attainment)	Considerably Better Than Standard	Moderate

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
94	Late Seral/Old Growth - Montane	Acres (and percent cover) of stands dominated by conifer trees > 24"dbh (relative abundance)	Increase in percent cover of large diameter dominated stands by 2016	Considerably Worse Than Target	Unknown
95	Late Seral/Old Growth - Sub Alpine	Acres (and percent cover) of stands dominated by conifer trees > 24"dbh (relative abundance)	Increase in percent cover of large diameter dominated stands by 2016	Considerably Worse Than Target	Unknown
96	Late Seral/Old Growth - Upper Montane	Acres (and percent cover) of stands dominated by conifer trees > 24"dbh (relative abundance)	Increase in percent cover of large diameter dominated stands by 2016	Considerably Worse Than Target	Unknown

5. Wildlife

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Reduction of the number of any unique, rare or endangered species of animals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Deterioration of existing fish or wildlife habitat quantity or quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. Wildlife resource management provisions contained in TRPA Code Chapters 61-64 are applicable within the Area Plan.
- b. Provisions of Chapters 61-62 of the TRPA Code pertaining to unique, rare or endangered animals apply within the TBAP.
- c. Future projects in the TBAP must comply with federal, state and TRPA regulations, specifically TRPA Code of Ordinances, Chapters 62-63.
- d. Future projects in the TBAP must comply with federal, state and TRPA regulations pertaining to the protection of fish and wildlife.

Threshold Indicators – Wildlife

As discussed above, the proposed ordinance does not affect existing standards relating to wildlife. No impact to threshold indicators is anticipated.

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
142	Disturbance zones management standard	Road Density and Recreation disturbance within protected areas	N/A (In Attainment)	Implemented	N/A
143	Bald Eagle (Nesting, 1 site)	Number of active nest sites	N/A (In Attainment)	At or better than target	Little or no change
144	Bald Eagle (Winter, maintain 2 sites)	Winter Bald Eagle Count	Maintain wintering sites	No target established	Moderate improvement
145	Deer (no target)	Annual NDOW deer counts	increase in deer counts	No target established	Moderate improvement
146	Golden Eagle (4 sites)	Number of active nest sites/year	at least two active nests by 2016	Insufficient information	Insufficient data
147	Northern goshawk (12 sites)	Number of active nest sites/year	4-8 reproductively active territories by 2016	Insufficient information	Insufficient data
148	Osprey (4 sites)	Number of active nest sites/year	N/A (In Attainment)	Considerable better than target	Rapid improvement
149	Peregrine (2 sites)	Number of active nest sites/year	N/A (In Attainment)	Considerably better than target	Rapid improvement
150	Waterfowl (maintain 18 Sites)	Evidence of nesting waterfowl and disturbance within protected areas	Increase in the percentage of waterfowl relative to detrimental species	Somewhat worse than target	Little or no change
151	Riparian habitat protection	Implemented control measures and restoration effort	N/A (In Attainment)	Implemented	N/A

Threshold Indicators – Fisheries

As discussed above, the proposed ordinance does not affect existing standards relating to fisheries. No impact to threshold indicators is anticipated.

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
20	Littoral substrate	Acres of "prime" habitat (rocky substrates in littoral zone)	N/A (In Attainment)	At or better than target	Unknown
21	Stream habitat quality	Miles of stream in "excellent" condition class	Insufficient data to determine interim target	Considerably better than target	Unknown
22	Stream habitat quality	Miles of stream in "good" condition class	Insufficient data to determine interim target	Considerably worse than target	Unknown

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
23	Stream habitat quality	Miles of stream in "marginal" condition class	Insufficient data to determine interim target	Considerably worse than target	Unknown
24	Stream Flow protection	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A
25	Water diversions	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A
26	Lahontan cutthroat trout reintroduction	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A

6. Noise

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Area Plan, Plan Area Statement, Community Plan or Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to severe noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Exposure of existing structures to levels of ground vibration that could result in structural damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- The amendments do not propose new land uses that would increase noise levels that are inconsistent with plan guidance.
- The amendments do not propose new land uses that would generate severe noise levels or levels that are inconsistent with plan guidance. All new uses are residential uses. Maximum CNEL levels have been adjusted down from 65 CNEL to 60 CNEL in mixed-use districts consistent with TRPA threshold standards.
- Proposed land uses are similar to those currently allowed thus no significant noise increase is expected in accordance with TRPA Code Section 68.3.1.
- New residential uses are proposed to be added to the Kings Beach Industrial Community Service District where the CNEL is currently 65, consistent with TRPA threshold values for industrial districts. Adding

new residential uses to an industrial district with a CNEL of 65 is not considered a significant impact because residential uses are not the primary use. Single-family residential use accessory to a commercial use is already an allowable use in this district. Further, future multi-residential development in the Kings Beach Industrial district would be subject to a Minor Use Permit and discretionary entitlement process in which the project proponent would be required to demonstrate compliance with noise standards and that new residents would not be negatively impacted by adjacent noise.

- e. Future development projects in the TBAP are subject to environmental review and would be required to comply with TRPA and County noise standards.
- f. Future development projects in the TBAP are subject to environmental review and would be required to comply with TRPA and CEQA requirements that limit ground vibration activities.

Threshold Indicators – Noise

As discussed above, no significant noise-related impacts are anticipated. The proposal is anticipated to bring the TBAP into closer alignment with noise threshold standards.

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
27	Aircraft 8am to 8pm	dBA Level and Number of Exceedances of Standard	Trend expected to flatten then remain stable	Somewhat Worse Than Target	Insufficient Data
28	Aircraft 8pm to 8am	dBA Level and Number of Exceedances of Standard	Insufficient data to determine interim target	Unknown	Unknown
29	Motor Vehicles Greater Than 6,000 GVW	dBA Level and Number of Exceedances of Standard	Insufficient data to determine interim target	Unknown	Unknown
30	Motor Vehicles Less Than 6,000 GVW	dBA Level and Number of Exceedances of Standard	Insufficient data to determine interim target	Unknown	Unknown
31	Motorcycles	dBA Level and Number of Exceedances of Standard	Insufficient data to determine interim target	Unknown	Unknown
32	Off-Road Vehicles	dBA Level and Number of Exceedances of Standard	Insufficient data to determine interim target	Unknown	Unknown
33	Snowmobiles	dBA Level and Number of Exceedances of Standard	Insufficient data to determine interim target	Unknown	Unknown
34	Watercraft - Pass by	dBA Level and Number of Exceedances of Standard	Insufficient data to determine interim target	Unknown	Unknown
35	Watercraft - Shoreline	dBA Level and Number of Exceedances of Standard	Insufficient data to determine interim target	Somewhat Worse Than Target	Little or No Change

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
36	Watercraft - Stationary	dBA Level and Number of Exceedances of Standard	Insufficient data to determine interim target	Unknown	Unknown
37	Cumulative - Commercial Areas	Community Noise Equivalent Level (dBA) in designated zone	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change
38	Cumulative - Critical Wildlife Habitat Areas	Community Noise Equivalent Level (dBA) in designated zone	Insufficient data to determine interim target	Considerably Worse Than Target	Unknown
39	Cumulative - High Density Residential Areas	Community Noise Equivalent Level (dBA) in designated zone	Unable to be determined due to lack of trend	Somewhat Worse Than Target	Little or No Change
40	Cumulative - Hotel/Motel Areas	Community Noise Equivalent Level (dBA) in designated zone	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change
41	Cumulative - Industrial Areas	Community Noise Equivalent Level (dBA) in designated zone	N/A-Indicator already in attainment with standard	At or Better Than Target	Little or No Change
42	Cumulative - Low Density Residential Areas	Community Noise Equivalent Level (dBA) in designated zone	Unable to be determined due to lack of trend	At or Better Than Target	Little or No Change
43	Cumulative - Rural Outdoor Recreation Areas	Community Noise Equivalent Level (dBA) in designated zone	Unable to be determined due to lack of trend	At or Better Than Target	Little or No Change
44	Cumulative - Transportation Corridors - Highway 50	Community Noise Equivalent Level (dBA) in designated zone	N/A-Indicator already in attainment with standard	At or Better Than Target	Insufficient Data
45	Cumulative - Transportation Corridors - Highways 207	Community Noise Equivalent Level (dBA) in designated zone	Unable to be determined due to lack of trend	Somewhat Worse Than Target	Insufficient Data
46	Cumulative - Transportation Corridors - Highways 267	Community Noise Equivalent Level (dBA) in designated zone	Unable to be determined due to lack of trend	Somewhat Worse Than Target	Insufficient Data
47	Cumulative - Transportation Corridors - Highways 28	Community Noise Equivalent Level (dBA) in designated zone	CNEL 62 dBA	Somewhat Worse Than Target	Insufficient Data
48	Cumulative - Transportation Corridors - Highways 431	Community Noise Equivalent Level (dBA) in designated zone	CNEL 56 dBA	At or Better Than Target	Insufficient Data
49	Cumulative - Transportation Corridors - Highways 89	Community Noise Equivalent Level (dBA) in designated zone	CNEL 59 dBA	Somewhat Worse Than Target	Insufficient Data

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
50	Cumulative - Transportation Corridors - South Lake Tahoe Airport	Community Noise Equivalent Level (dBA) in designated zone	Insufficient data to determine interim target	Somewhat Worse Than Target	Insufficient Data
51	Cumulative - Urban Outdoor Recreation	Community Noise Equivalent Level (dBA) in designated zone	Unable to be determined due to lack of trend	At or Better Than Target	Little or No Change
52	Cumulative - Wilderness and Roadless Areas	Community Noise Equivalent Level (dBA) in designated zone	N/A-Indicator already in attainment with standard	At or Better Than Target	Moderate Improvement

7. Light and Glare

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Include new or modified sources of exterior lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Cause light from exterior sources to be cast off -site or onto public lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- Future development with proposed new or modified sources of exterior lighting must follow TBAP design standards and are subject to County and TRPA review.
- TBAP lighting standards are designed to reduce light pollution, protect nighttime views, and reduce light spays.
- The TBAP Development and Design Standards requires all lighting must be directed downward and fitted with cutoff shields.
- Section 3.09.D.4 of the TBAP prohibits significant, direct glare, incidental to the operation of the use visible beyond the boundaries of the lot where the use is located to minimize reflectivity and glare.

8. Land Use

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Include uses which are not listed as permissible uses in the applicable Area Plan, Plan Area Statement, adopted Community Plan, or Master Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expand or intensify an existing non-conforming use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- Primary strategies for Placer County to meet Regional Housing Needs Allocation (RHNA) affordable housing targets include construction of a variety of multi-residential housing types such as multi-person (i.e., dormitory) and employee housing, and ADUs. For that reason, this amendment seeks to expand these uses where multi-residential uses are already allowed, and in the Kings Beach Industrial Community Service subdistrict. Within the Kings Beach Industrial Community Service Subdistrict, new multi-residential development will be subject to a discretionary entitlement review process which will include analysis of land use compatibility. Additionally, for consistency with the Regional Plan, the proposed amendments would add Threshold-Related Research Facilities as a permissible land use within all TBAP zoning subdistricts, subject to approval of a Minor Use Permit. While these are new uses, this does not constitute a significant impact or require mitigation.
- The proposed TBAP housing-related amendments are focused on new construction and environmental redevelopment and will not expand or intensify any existing non-conforming uses.

9. Natural Resources

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. A substantial increase in the rate of use of any natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantial depletion of any non-renewable natural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- Projects permitted through the TBAP would be subject to project level environmental review and site-specific mitigation measures, if necessary, to ensure projects will not result in a substantial increase in the rate of use of any natural resource. The amendments do not alter the amount or rate of growth planned for in the Regional Plan.
- Projects permitted through the TBAP would be subject to project level environmental review and site-specific mitigation measures, if necessary, to ensure projects will not result in a substantial depletion of any non-renewable natural resource. The amendments do not alter the amount or rate of growth planned for in the Regional Plan.

10. Risk of Upset

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Involve possible interference with an emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- The amendments themselves do not propose the use of hazardous substances. Future use of such materials must comply with local, state and federal regulations.
- The amendments would not alter or interfere with emergency management plans.

11. Population

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Alter the location, distribution, density, or growth rate of the human population planned for the Region?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Include or result in the temporary or permanent displacement of residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- The proposed amendments update multi-person densities in Town Center districts to use the conversion ratios in Section 31.3.3 of the TRPA Code of Ordinances to ensure that multi-person densities are equivalent to the multi-family densities allowed in each district. This increases the multi-person densities above what is currently in the TBAP Implementing Regulations, however these densities are more consistent with directing development to town centers and transit-oriented corridors. The proposed densities do not change the growth rate of the human population planned for the Region. As such, impacts from the proposed changes are anticipated to be less than significant.
- No residential demolition or new development is proposed by the amendments. The amendments have the potential to facilitate additional achievable housing.

12. Housing

Will the proposal:	Yes	No	No, with mitigation	Data insufficient
a. Affect existing housing, or create a demand for additional housing? To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:				
1. Will the proposal decrease the amount of housing in the Tahoe Region?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will the proposal result in the loss of housing for lower-income and very-low-income households?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- The TBAP amendments do not propose to eliminate any residential units.
- The amendments will facilitate development/redevelopment of additional affordable housing in the Tahoe Region.

13. Transportation / Circulation

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Generation of 100 or more new Daily Vehicle Trip Ends (DVTE)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes to existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Alterations to waterborne, rail or air traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. Future project DVTE generation in the TBAP are subject to the requirements set forth in Section 65.2.3.C of the TRPA Code. The amendments themselves are not expected to generate more trips than were planned for under the original Tahoe Basin Area Plan or the 2012 Regional Plan, because the amendments simply expand the types of residential development that can be built, providing more options for property owners and developers (i.e., being able to house workforce in multi-person or employee housing which may be more appropriate and more desirable housing than apartments). Added multi-residential types are not expected to generate more trips than the multi-residential types that are already allowed. Multi-residential land uses are expected to generate the same or fewer daily trips than single-family land uses, as multi-residential units are often smaller units that are more frequently used by families or individuals with lower incomes. Trip rates in the Institute of Transportation Engineers (ITE) manual for multi-family development compared to single-family development bear this out, in fact showing that trip rates are inversely correlated with the size of the development (lower trip rates for multi-family projects with more units). Multi-person trip rates per unit are significantly lower than multi-family trip rates, for instance the ITE manual shows a daily trip rate of 3.23 trips per unit for senior adult housing. Multiplied by the conversion ratio between multi-person and multi-family of 2.5, 2.5 senior units could be expected to generate approximately 8 trips per day, similar to the 7.3 trips per unit shown for low-rise multi-family in the ITE manual. Multi-family projects combined with a commercial use show the lowest trip rates per unit.
- b. The proposal will reduce parking requirements for ADUs. This amendment is in response to housing studies that have shown approximately 70% of second unit dwellers own only one car, while the remaining 30% are generally split evenly between no car ownership and ownership of at least two vehicles, and demonstrated examples where excessive parking quotas can thwart this low-cost form of providing additional housing (e.g., Yes in My Backyard: Mobilizing the Market for Secondary Units [2011]; ADUs in Portland, Oregon ISS Survey Report [2018]). Thus, the change to parking requirements is not expected to result in a significant new demand for parking.
- c. Future projects would be subject to review to ensure a decrease in performance or safety of transit, bicycle, or pedestrian facilities would not result. The proposed amendments are anticipated to direct growth to areas in proximity to transit, bicycle, and pedestrian facilities, increasing the use of these modes.
- d. No significant change to patterns of circulation or movement of people and/or goods is anticipated. Allowed land uses within the area are the same or similar to existing allowed uses, and new densities proposed for multi-person land uses are equivalent to the densities already allowed for other multi-residential land uses.
- e. No changes to waterborne, rail or air traffic are proposed.
- f. Existing Placer County and TRPA policies regarding traffic safety would continue to be applied within the Area Plan.

14. Public Services

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?:

	Yes	No	No, with mitigation	Data insufficient
a. Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- d. Parks or other recreational facilities?
- e. Maintenance of public facilities, including roads?
- f. Other governmental services?

Discussion

- a. Projects shall be required to demonstrate and ensure adequate fire protection services per the TBAP and permitting process.
- b. Existing codes regarding the service areas of police allow for the expected development and redevelopment within the TBAP.
- c. The amendments do not make any changes to TRPA Regional Plan's growth rate and are not expected to exceed the existing capacity or result in changes to current facilities. New development pays fees to school districts to accommodate new growth which may lead to changes in student population.
- d. No changes to parks or other recreational facilities are proposed.
- e. TBAP policies in the Public Service and Facilities Element regarding public facility and road maintenance remain in effect.
- f. There are no other known governmental services that would be directly affected by the amendments.

15. Energy

Will the proposal result in:

- | | Yes | No | No, with mitigation | Data insufficient |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Use of substantial amounts of fuel or energy? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a. Utility companies serving Lake Tahoe project that the available capacity would far exceed the demand generated at build-out of the Regional Plan (TRPA 2012. pg. 3.13).
- b. Energy demand created by implementation of the amendments would not exceed available capacity or require the development of new sources of energy.

16. Utilities

Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- | | Yes | No | No, with mitigation | Data insufficient |
|---------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste and disposal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a. Available capacity would far exceed the demand generated at build-out of the TRPA Regional Plan; demand would not result in new or altered systems.
- b. Development permitted through the TBAP would be located within existing service areas for communication systems providers.
- c. The amendments do not generate additional wastewater demand beyond what has already been planned for, therefore there is no anticipated impact.
- d. Additional sewage capacity exists in the Tahoe Region; a need for new systems, or substantial alterations to utilize additional treatment capacity would not occur.
- e. The proposed amendments do not affect storm water drainage regulations and requirements.
- f. The Eastern Regional Landfill has sufficient capacity to manage additional growth within the TBAP.

17. Human Health

- | Will the proposal result in: | Yes | No | No, with mitigation | Data insufficient |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to potential health hazards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a. Future residential development as a result of the amendments would be consistent with existing regulations, TRPA codes, and County policies.
- b. The amendments would not alter or revise the existing regulations pertaining to hazardous materials and emergency evaluation plans.

18. Scenic Resources / Community Design

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be visible from any public recreation area or TRPA designated bicycle trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be inconsistent with the height and design standards required by the applicable ordinance or Community Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. The amendments are programmatic changes and it is unknown where future development will be located. Proposed amendments are not expected result in projects that would adversely affect the scenic quality given TBAP design standards aimed at integrating buildings into the natural setting.
- b. The amendments are programmatic changes and it is unknown where future development will be located. Any new development visible from a public recreation area or TRPA designated bicycle trail would need to adhere to TRPA Code Chapter 66, Scenic Quality.
- c. The amendments are programmatic changes and it is unknown where future development will be located. Community development and design standards within the TBAP and TRPA Code prohibit development from resulting in significant impacts to views of Lake Tahoe or other scenic vistas.
- d. No changes to height and design standards would result from the proposed amendments.
- e. The amendments do not introduce any changes that would lead to new projects that would not be able to comply with the SQIP or Design Review Guidelines.

Threshold Indicators – Scenic Resources

As discussed above, no significant scenic impacts are anticipated. Continued application of the TBAP’s design standards and guidelines would ensure improvement of overall scenic quality within the area plan’s roadway units. The amendments proposed would have no impact on the overall effectiveness of the area plan’s design standards.

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
55	Roadway Travel Units	Average of unit composite scores	Increase the number of units meeting the minimum score by at least two by 2016	At or Better Than Target	Moderate Improvement

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
56	Shoreline Travel Units	Average of unit composite scores	Increase the number of units meeting the minimum score by at least one by 2016	At or Better Than Target	Little or No Change
57	Roadway Scenic Resources	Average of unit composite scores	N/A (In Attainment)	At or Better Than Target	Little or No Change
58	Shoreline Scenic Resources	Average of unit composite scores	N/A (In Attainment)	At or Better Than Target	Little or No Change
59	Other Areas (Recreation Sites and Bike Trails)	Average of unit composite scores	N/A (In Attainment)	At or Better Than Target	Little or No Change
60	Built Environment	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A

19. Recreation

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Create additional demand for recreation facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create additional recreation capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have the potential to create conflicts between recreation uses, either existing or proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in a decrease or loss of public access to any lake, waterway, or public lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- Existing recreation opportunities are abundant in the area and can meet an increase in demand from development/redevelopment within the TBAP. Additional growth is consistent with growth planned for in the Regional Plan.
- The proposed amendments do not create additional recreation capacity, nor do they rezone lands currently planned for recreational land uses.
- The potential for expanded land uses to create conflicts between existing land uses was analyzed in the 2012 Regional Plan Update Environmental Impact Statement Impact 3.11-2 and found to be less than significant.
- The proposed amendments do not affect the ownership or public versus private use of any individual parcel or set of parcels therefore there is no change in public access to lakes, waterways, or public lands is expected as a result of the amendments.

Threshold Indicators – Recreation

As discussed above, the amendments are not anticipated to result in significant recreational impacts. Existing recreational opportunities are abundant in the Lake Tahoe Basin. The proposal does not affect recreational demand or capacity.

#	Threshold	Indicator	Interim Target	Status (2015)	Trend (2015)
53	High Quality Recreation Experience	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A
54	Fair Share	Evaluation Criteria and Evidence	N/A (In Attainment)	Implemented	N/A

20. Archaeological / Historical

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Will the proposal result in an alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the property associated with any historically significant events and/or sites or persons?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a-e. The TBAP amendments are a programmatic change. Future development in the TBAP must comply with federal and state regulations as well as TRPA Code (Chapter 67) and Placer County General Plan policies to avoid adverse effects on archaeological or historic sites, or if any resources of cultural or historical significance are found on a specific project site.

a.

21. Findings of Significance

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- The amendment would not alter existing TRPA, County, federal and state regulations that preserve plants, fish and animals, and overall quality of the environment.
- The TBAP aligns with the TRPA Regional Plan and County vision to achieve long-term environmental goals while guiding local development.
- The amendments aim to reduce the cumulative impacts of policies and zoning by directing development to transit-supportive corridors and bringing residents closer to jobs and services.
- Future projects permitted through the TBAP must comply with existing review processes, regulations and protections including human health and safety.

Determination:

On the basis of this evaluation:

- a. The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with TRPA's Rules of Procedure YES NO
- b. The proposed project could have a significant effect on the environment, but due to the listed mitigation measures which have been added to the project, could have no significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules and Procedures. YES NO
- c. The proposed project may have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with this chapter and TRPA's Rules of Procedures. YES NO

Signature of Evaluator

Date _____

Title of Evaluator

Attachment G
Compliance Measures Evaluation

COMPLIANCE MEASURES

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
WATER QUALITY/SEZ - IN PLACE				
1	BMP requirements, new development: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish	N	The proposed amendments make no changes to TBAP's BMP requirements and implementation programs.
2	BMP implementation program -- existing streets and highways: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Trans, Fish	N	
3	BMP implementation program -- existing urban development: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish	N	
4	BMP implementation program -- existing urban drainage systems: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Trans, Fish	N	
5	Capital Improvements Program for Erosion and Runoff Control	WQ, Soils/SEZ, Trans, Fish	N	The proposed amendments make no changes to policies that would impact the Capital Improvement Program for Erosion and Runoff Control.
6	Excess land coverage mitigation program: <i>Code of Ordinances</i> Chapter 30	WQ, Soils/SEZ	N	The proposed amendments do not change excess mitigation requirements.
7	Effluent (Discharge) limitations: California (SWRCB, Lahontan Board) and Nevada (NDEP): <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish	N	The effluent limitations in Chapter 5 of the TRPA Code of Ordinances are not being modified.
8	Limitations on new subdivisions: (See the Goals and Policies: Land Use Element)	WQ, Soils/SEZ, Rec, Scenic	Y	New subdivisions will continue to be limited by the provisions in Chapter 39, Subdivision, of the TRPA Code of Ordinances. The TBAP's certification as a moderate-income housing program allows the County to be exempt from Section 39.2.3.B of the TRPA Code, allowing them to subdivide moderate-income income units without deed-restricting them.

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
9	Land use planning and controls: See the Goals and Policies: Land Use Element and Code of Ordinances Chapters 11, 12, 13, 14, and 21	WQ, Soils/SEZ, Trans, Scenic	N	The TBAP was developed to meet the requirements of Chapter 13: <i>Area Plans</i> , and to implement the 2012 Regional Plan. The proposed amendments are consistent with Chapter 13.
10	Residential development priorities, The Individual Parcel Evaluation System (IPES): Goals and Policies: Implementation Element and Code of Ordinances Chapter 53	WQ, Soils/SEZ	N	TRPA's residential growth management provisions and Individual Parcel Evaluation System (IPES) will remain in effect and unchanged.
11	Limits on land coverage for new development: Goals and Policies: Land Use Element and Code of Ordinances Chapter 30	WQ, Soils/SEZ, Scenic	N	No changes to limits on land coverage are proposed with the amendments.

12	Transfer of development: Goals and Policies: Land Use Element and Implementation Element	WQ, Soils/SEZ	Y	<p>The TBAP is consistent with the Regional Plan strategies to focus development near transit and near town centers. The TBAP amendments do not make any changes to incentives to transfer coverage out of sensitive areas and onto higher-capability lands and into town centers.</p> <p>The TBAP amendments do modify the “Special Designations” section for each district to ensure that districts where multi-residential development is an allowed use are also receiving areas for existing development. This ensures that multi-residential housing projects will have access to development rights and will incentivize the transfer of development into walkable, transit-oriented areas.</p> <p>This is consistent with existing TBAP Goals:</p> <p>SE-P-5 Placer County supports efforts to promote environmental redevelopment in mixed use areas within and outside Town Centers, including the Village Centers identified in this Area Plan.</p> <p>SE-P-6 Continued efforts to address the existing job-housing imbalance and provide additional housing at affordable price levels should be pursued.</p> <p>HS-P-4 Provide opportunities for affordable housing, including senior housing in appropriate areas where public transportation is easily available, close to neighborhood-serving retail facilities, and where such development will be compatible with surrounding land uses.</p> <p>HS-P-7 Evaluate housing needs in the region in coordination with TRPA. Consistent with Regional Plan Housing Policy HS-3.1, update TRPA policies and ordinances as necessary to achieve state, local and regional housing goals. Future housing efforts should seek to remove identified barriers preventing the construction of necessary affordable housing in the region including, but not limited to, workforce and</p>
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ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
				moderate-income housing, secondary residential units and long-term residency in motel units.
13	Restrictions on SEZ encroachment and vegetation alteration: <i>Code of Ordinances Chapters 30 and 61</i>	WQ, Soils/SEZ, Veg, Wildlife, Fish, Rec, Scenic	N	The amendments will not alter existing restrictions on SEZ encroachment and vegetation alteration in the TRPA Code of Ordinances, Chapters 30 and 61.
14	SEZ restoration program: Environmental Improvement Program.	WQ, Soils/SEZ, Veg, Wildlife, Fish, Scenic	N	The amendments do not change policies and provisions that require the protection and restoration of SEZs.
15	SEZ setbacks: <i>Code of Ordinances Chapter 53</i>	WQ, Soils/SEZ, Veg, Wildlife, Fish	N	SEZ setback requirements in the TRPA Code of Ordinances, Chapter 53, Individual Parcel Evaluation System, Section 53.9, will not be altered by the amendments.
16	Fertilizer reporting requirements: <i>Code of Ordinances Chapter 60</i>	WQ, Soils/SEZ, Fish, Rec	N	The amendments will not modify the Resource Management and Protection regulations, Chapters 60 through 68, of the TRPA Code of Ordinances. Thus, fertilizer reporting and water quality mitigation requirements will stay in effect.
17	Water quality mitigation: <i>Code of Ordinances Chapter 60</i>	WQ, Soils/SEZ	N	
18	Restrictions on rate and/or amount of additional development	WQ, Soils/SEZ, Wildlife, Scenic	N	The TBAP incorporates the Regional Plan's restrictions on the rate and amount of residential development. No changes are proposed. While the TBAP amendments propose new, higher allowable densities for multi-person development, these densities are directly equivalent to the multi-family densities already allowed in each district. Multi-person development will still be required to obtain residential units of use or bonus units; therefore the changes do not alter restrictions on the rate or amount of additional development set forth in the Regional Plan.

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
19	Improved BMP implementation/enforcement program	WQ, Soils/SEZ	N	See response to Compliance Measures 1 through 4.
20	Increased funding for EIP projects for erosion and runoff control	WQ, Soils/SEZ	N	The amendments will not increase funding for EIP projects for erosion and runoff control.
21	Artificial wetlands/runoff treatment program	WQ, Soils/SEZ	N	There are no changes to the artificial wetlands/runoff treatment program proposed.
22	Transfer of development from SEZs	WQ, Soils/SEZ, Scenic	N	The amendments do not affect existing provisions regarding the transfer of development from SEZs.
23	Improved mass transportation	WQ, Trans, Noise	N	The amendments do not directly improve mass transportation, however they may indirectly support mass transportation systems by facilitating new residential development in districts that are in close proximity to transit, providing additional ridership.
24	Redevelopment and redirection of land use: Goals and Policies: Land Use Element and Code of Ordinances Chapter 13	WQ, Soils/SEZ, Scenic	Y	The TBAP amendments specifically encourage the redirection of residential land uses to areas well-served by transit and services, to reduce vehicle miles traveled and other environmental impacts.
25	Combustion heater rules, stationary source controls, and related rules: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	The amendments do not alter existing TRPA Code of Ordinance provisions concerning combustion heaters, stationary source controls, sewage transport, treatment, or release, garbage or hazardous materials and waste.
26	Elimination of accidental sewage releases: Goals and Policies: Land Use Element	WQ, Soils/SEZ	N	
27	Reduction of sewer line exfiltration: Goals and Policies: Land Use Element	WQ, Soils/SEZ	N	
28	Effluent limitations	WQ, Soils/SEZ	N	
29	Regulation of wastewater disposal at sites not connected to sewers: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ	N	

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
30	Prohibition on solid waste disposal: Goals and Policies: Land Use Element	WQ, Soils/SEZ	N	
31	Mandatory garbage pick-up: Goals and Policies: Public Service Element	WQ, Soils/SEZ, Wildlife	N	
32	Hazardous material/wastes programs: Goals and Policies: Land Use Element and Code of Ordinances Chapter 60	WQ, Soils/SEZ	N	
33	BMP implementation program, Snow and ice control practices: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, AQ	N	The amendments will not change BMP requirements. See response to Compliance Measures 1 through 4.
34	Reporting requirements, highway abrasives and deicers: Goals and Policies:, Land Use Element and Code of Ordinances Chapter 60	WQ, Soils/SEZ, Fish	N	
35	BMP implementation program--roads, trails, skidding, logging practices: <i>Code of Ordinances</i> Chapter 60, Chapter 61	WQ, Soils/SEZ, Fish	N	
36	BMP implementation program--outdoor recreation: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish, Rec	N	
37	BMP implementation program--livestock confinement and grazing: <i>Code of Ordinances</i> Chapter 21, Chapter 60, Chapter 64	WQ, Soils/SEZ, Veg, Wildlife, Fish	N	
38	BMP implementation program--pesticides	WQ, Soils/SEZ	N	

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
39	Land use planning and controls -- timber harvesting: <i>Code of Ordinances</i> Chapter 21	WQ, Soils/SEZ, AQ, Wildlife, Fish, Scenic	N	There are no changes to allowable timber harvesting requirements or permissibility as part of the amendments.
40	Land use planning and controls - outdoor recreation: <i>Code of Ordinances</i> Chapter 21	WQ, Soils/SEZ, Wildlife, Noise, Rec, Scenic	N	There are no changes to outdoor recreation requirements or permissibility as part of this proposal.
41	Land use planning and controls--ORV use: Goals and Policies: Recreation Element	WQ, Soils/SEZ, AQ, Wildlife, Fish, Noise, Rec, Scenic	N	There are no changes to off-road vehicle use as part of this proposal.
42	Control of encroachment and coverage in sensitive areas	WQ, Soils/SEZ, Wildlife, Rec, Scenic	N	No changes to coverage regulations or regulations related to encroachment into sensitive areas are included in the amendments.
43	Control on shorezone encroachment and vegetation alteration: <i>Code of Ordinances</i> Chapter 83	WQ, Soils/SEZ, Scenic	N	No changes are being proposed that would modify existing code provisions related to the shorezone or impact these compliance measures.
44	BMP implementation program--shorezone areas: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ	N	
45	BMP implementation program--dredging and construction in Lake Tahoe: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ	N	
46	Restrictions and conditions on filling and dredging: <i>Code of Ordinances</i> Chapter 84	WQ, Soils/SEZ, Fish	N	

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
47	Protection of stream deltas	WQ, Soils/SEZ, Wildlife, Fish, Scenic	N	
48	Marina master plans: <i>Code of Ordinances</i> Chapter 14	WQ, AQ/Trans, Fish, Scenic	N	
49	Additional pump-out facilities: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ	N	
50	Controls on anti-fouling coatings: <i>Code of Ordinances</i> Chapter 60	WQ, Soils/SEZ, Fish	N	
51	Modifications to list of exempt activities	WQ, Soils/SEZ	N	The TBAP does not alter the list of exempt activities. No changes are proposed.
WATER QUALITY/SEZ – SUPPLEMENTAL				
52	More stringent SEZ encroachment rules	WQ, Soils/SEZ, Wildlife, Fish	N	The amendments do not include any provisions that would impact Compliance Measures 52 through 61.
53	More stringent coverage transfer requirements	WQ, Soils/SEZ	N	
54	Modifications to IPES	WQ, Soils/SEZ	N	
55	Increased idling restrictions	WQ, Soils/SEZ, AQ	N	
56	Control of upwind pollutants	WQ, Soils/SEZ, AQ	N	
57	Additional controls on combustion heaters	WQ, Soils/SEZ, AQ	N	
58	Improved exfiltration control program	WQ, Soils/SEZ	N	

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
59	Improved infiltration control program	WQ, Soils/SEZ	N	
60	Water conservation/flow reduction program	WQ, Soils/SEZ, Fish	N	
61	Additional land use controls	WQ, Soils/SEZ, Wildlife	N	
AIR QUALITY/TRANSPORTATION - IN PLACE				
62	Fixed Route Transit - South Shore	Trans, Rec	N	The TBAP includes goals and policies that support implementation of local and regional transit and active transportation plans. As noted in Compliance Measure 23, above, the amendments to not change plans or goals and policies related to transit or active transportation, but they will support transit indirectly by directing new residential development to areas served by transit, as well as by active transportation facilities.
63	Fixed Route Transit - North Shore: TART	Trans, Rec	N	
64	Demand Responsive Transit - South Shore	Trans	N	
65	Seasonal Trolley Services - North and South Shores: South Shore TMA and Truckee-North Tahoe TMA	Trans, Rec	N	
66	Social Service Transportation	Trans	N	
67	Shuttle programs	Trans	N	
68	Ski shuttle services	Trans, Rec	N	
69	Intercity bus services	Trans	N	
70	Passenger Transit Facilities: South Y Transit Center	Trans	N	
71	Bikeways, Bike Trails	Trans, Noise, Rec, Scenic	N	
72	Pedestrian facilities	Trans, Rec, Scenic	N	
73	Wood heater controls: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	The amendments do not make any changes to wood or gas heater controls, or stationary source controls.
74	Gas heater controls: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
75	Stationary source controls: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	
76	U.S. Postal Service Mail Delivery	Trans	N	The amendments do not include any provisions that would impact U.S. Postal Service Delivery.
77	Indirect source review/air quality mitigation: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	The amendments do not make any changes to indirect source review/air quality mitigation requirements, or idling restrictions.
78	Idling Restrictions: <i>Code of Ordinances</i> Chapter 65	WQ, AQ	N	
79	Vehicle Emission Limitations (State/Federal)	WQ, AQ	N	The amendments do not include any provisions related to vehicle emission limitations established by the State/Federal Government.
80	Open Burning Controls: <i>Code of Ordinances</i> Chapters 61 and Chapter 65	WQ, AQ, Scenic	N	The amendments do not make any changes to open burning controls.
81	BMP and Revegetation Practices	WQ, AQ, Wildlife, Fish	N	See response to Compliance Measures 1 through 4.
82	Employer-based Trip Reduction Programs: <i>Code of Ordinances</i> Chapter 65	Trans	N	The amendments do not make any changes to the employer-based trip reduction programs or vehicle rental programs described in Chapter 65.
83	Vehicle rental programs: <i>Code of Ordinances</i> Chapter 65	Trans	N	
84	Parking Standards	Trans	Y	The TBAP Amendments change the amount of parking required for accessory dwelling units, consistent with California legislation. The amendments do not make any other changes related to parking management areas, parking fees, or parking facilities.
85	Parking Management Areas	Trans	N	
86	Parking Fees	Trans	N	
87	Parking Facilities	Trans	N	
88	Traffic Management Program - Tahoe City	Trans	N	The amendments do not make any changes that would impact traffic management, signal synchronization, aviation, waterborne transit or excursions, air quality monitoring, alternative fueled vehicle fleets or infrastructure
89	US 50 Traffic Signal Synchronization - South Shore	Trans	N	

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
90	General Aviation, The Lake Tahoe Airport	Trans, Noise	N	improvements, north shore transit, or the Heavenly Ski Resort Gondola. No increase in daily vehicle trips is anticipated due to the amendments beyond what was analyzed in the 2012 Regional Plan and original Placer County Tahoe Basin Area Plan.
91	Waterborne excursions	WQ, Trans, Rec	N	
92	Waterborne transit services	WQ, Trans, Scenic	N	
93	Air Quality Studies and Monitoring	WQ, AQ	N	
94	Alternate Fueled Vehicle - Public/Private Fleets and Infrastructure Improvements	Trans	N	
95	Demand Responsive Transit - North Shore	Trans	N	
96	Tahoe Area Regional Transit Maintenance Facility	Trans	N	
97	Heavenly Ski Resort Gondola	Trans	N	
AIR QUALITY/TRANSPORTATION – SUPPLEMENTAL				
98	Demand Responsive Transit - North Shore	Trans	N	See response to Compliance Measures 23, 62 through 97, and 1-4 (Road improvements, BMPs).
99	Transit System - South Shore	Trans	N	
100	Transit Passenger Facilities	Trans	N	
101	South Shore Transit Maintenance Facility - South Shore	Trans	N	
102	Transit Service - Fallen Leaf Lake	WQ, Trans	N	
103	Transit Institutional Improvements	Trans	N	
104	Transit Capital and Operations Funding Acquisition	Trans	N	
105	Transit/Fixed Guideway Easements - South Shore	Trans	N	

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
106	Visitor Capture Program	Trans	N	
107	Pedestrian and Bicycle Facilities--South Shore	Trans, Rec	N	
108	Pedestrian and Bicycle Facilities--North Shore	Trans, Rec	N	
109	Parking Inventories and Studies Standards	Trans	N	
110	Parking Management Areas	Trans	N	
111	Parking Fees	Trans	N	
112	Establishment of Parking Task Force	Trans	N	
113	Construct parking facilities	Trans	N	
114	Intersection improvements--South Shore	Trans, Scenic	N	
115	Intersection improvements--North Shore	Trans, Scenic	N	
116	Roadway Improvements - South Shore	Trans, Scenic	N	
117	Roadway Improvements - North Shore	Trans, Scenic	N	
118	Loop Road - South Shore	Trans, Scenic	N	
119	Montreal Road Extension	Trans	N	
120	Kingsbury Connector	Trans	N	
121	Commercial Air Service: Part 132 commercial air service	Trans	N	
122	Commercial Air Service: commercial air service that does not require Part 132 certifications	Trans	N	
123	Expansion of waterborne excursion service	WQ, Trans	N	

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
124	Re-instate the oxygenated fuel program	WQ, AQ	N	
125	Management Programs	Trans	N	
126	Around the Lake Transit	Trans	N	
VEGETATION - IN PLACE				
127	Vegetation Protection During Construction: <i>Code of Ordinances</i> Chapter 33	WQ, AQ, Veg, Scenic	N	The amendments will not alter the provisions of Chapter 33 in the TRPA Code of Ordinances.
128	Tree Removal: <i>Code of Ordinances</i> Chapter 61	Veg, Wildlife, Scenic	N	The amendments do not alter tree removal, prescribed burning, vegetation management or plant protection and fire hazard reduction provisions of Chapter 61 of the Code.
129	Prescribed Burning: <i>Code of Ordinances</i> Chapter 61	WQ, AQ, Veg, Wildlife, Scenic	N	
130	Remedial Vegetation Management: <i>Code of Ordinances</i> Chapter 61	WQ, Veg, Wildlife	N	
131	Sensitive and Uncommon Plant Protection and Fire Hazard Reduction: <i>Code of Ordinances</i> Chapter 61	Veg, Wildlife, Scenic	N	
132	Revegetation: <i>Code of Ordinances</i> Chapter 61	WQ, Veg, Wildlife, Scenic	N	
133	Remedial Action Plans: <i>Code of Ordinances</i> Chapter 5	WQ, Veg	N	The amendments do not alter remedial action plan requirements.
134	Handbook of Best Management Practices	WQ, Soils/SEZ, Veg, Fish	N	The Handbook of Best Management Practices will continue to be used to design and construct BMPs.
135	Shorezone protection	WQ, Soils/SEZ, Veg	N	See response to Compliance Measures 43 through 50.
136	Project Review	WQ, Veg	N	Projects within the TBAP are reviewed according to the MOU between Placer County and TRPA.
137	Compliance inspections	Veg	N	

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
138	Development Standards in the Backshore	WQ, Soils/SEZ, Veg, Wildlife, Scenic	N	See response to Compliance Measures 43 through 50.
139	Land Coverage Standards: <i>Code of Ordinances</i> Chapter 30	WQ, Veg, Wildlife, Fish, Scenic	N	See response to Compliance Measure 11.
140	Grass Lake, Research Natural Area	WQ, Veg, Wildlife, Fish, Scenic	N	N/A
141	Conservation Element, Vegetation Subelement: Goals and Policies	Veg, Wildlife, Fish	N	The amendments are consistent with the 2012 Regional Plan, including the Conservation Element and Vegetation Subelement Goals and Policies.
142	Late Successional Old Growth (LSOG): <i>Code of Ordinances</i> Chapter 61	Veg, Wildlife, Fish	N	The amendments do not make any changes to provisions of Lake Successional Old Growth and Stream Environment Zone Vegetation.
143	Stream Environment Zone Vegetation: <i>Code of Ordinances</i> Chapter 61	WQ, Veg, Wildlife, Fish	N	
144	Tahoe Yellow Cress Conservation Strategy	Veg	N	The amendments do not impact efforts to conserve the Tahoe Yellow Cress.
145	Control and/or Eliminate Noxious Weeds	Veg, Wildlife	N	The amendments will not impact efforts to control or eliminate noxious weeks.
146	Freel Peak Cushion Plant Community Protection	Veg	N	N/A
VEGETATION – SUPPLEMENTAL				
147	Deepwater Plant Protection	WQ, Veg	N	See response to Compliance Measures 16 and 17 and 43 through 50.
WILDLIFE - IN PLACE				
148	Wildlife Resources: <i>Code of Ordinances</i> Chapter 62	Wildlife, Noise	N	See response to Compliance Measures 16 and 17.

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
149	Stream Restoration Program	WQ, Soils/SEZ, Veg, Wildlife, Fish, Rec, Scenic	N	The amendments do not include any changes to the Stream Restoration Program.
150	BMP and revegetation practices	WQ, Veg, Wildlife, Fish, Scenic	N	The amendments do not include any changes to existing BMP and revegetation requirements.
151	OHV limitations	WQ, Soils/SEZ, AQ, Wildlife, Noise, Rec	N	The amendments do not include any changes to OHV limitations.
152	Remedial Action Plans: <i>Code of Ordinances</i> Chapter 5	Wildlife	N	See response to Compliance Measure 133.
153	Project Review	Wildlife	N	See response to Compliance Measure 136 and 137.
FISHERIES - IN PLACE				
156	Fish Resources: <i>Code of Ordinances</i> Chapter 63	WQ, Fish	N	See response to Compliance Measures 16 and 17.
157	Tree Removal: <i>Code of Ordinances</i> Chapter 61	Wildlife, Fish	N	The amendments do not change tree removal provisions of Chapter 61.
158	Shorezone BMPs	WQ, Fish	N	See response to Compliance Measures 43 through 50.
159	Filling and Dredging: <i>Code of Ordinances</i> Chapter 84	WQ, Fish	N	
160	Location standards for structures in the shorezone: <i>Code of Ordinances</i> Chapter 84	WQ, Fish	N	
161	Restrictions on SEZ encroachment and vegetation alteration	WQ, Soils/SEZ, Fish	N	See response to Compliance Measures 16 and 17.
162	SEZ Restoration Program	WQ, Soils/SEZ, Fish	N	See response to Compliance Measure 14.

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
163	Stream restoration program	WQ, Soils/SEZ, Fish	N	See response to Compliance Measures 16 and 17.
164	Riparian restoration	WQ, Soils/SEZ, Fish	N	
165	Livestock: <i>Code of Ordinances</i> Chapter 64	WQ, Soils/SEZ, Fish	N	
166	BMP and revegetation practices	WQ, Fish	N	See response to Compliance Measures 1 through 4.
167	Fish habitat study	Fish	N	See response to Compliance Measures 16 and 17.
168	Remedial Action Plans: <i>Code of Ordinances</i> Chapter 5	Fish	N	See response to Compliance Measure 133.
169	Mitigation Fee Requirements: <i>Code of Ordinances</i> Chapter 86	Fish	N	The mitigation fee requirements formerly in Chapter 86 of the TRPA Code of Ordinances (now in the Rules of Procedure) are not being modified.
170	Compliance inspection	Fish	N	The amendments are not modifying existing compliance or inspection programs or provisions.
171	Public Education Program	Wildlife, Fish	N	The amendments do not make any changes to the county's education and outreach efforts.
NOISE - IN PLACE				
172	Airport noise enforcement program	Wildlife, Fish	N	The amendments are not modifying existing enforcement programs.
173	Boat noise enforcement program	Wildlife, Fish, Rec	N	
174	Motor vehicle/motorcycle noise enforcement program: <i>Code of Ordinances</i> Chapters 5 and 23	Wildlife, Fish	N	
175	ORV restrictions	AQ, Wildlife, Noise, Rec	N	The amendments are not modifying existing ORV or snowmobile conditions.

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
176	Snowmobile Restrictions	WQ, Wildlife, Noise, Rec	N	
177	Land use planning and controls	Wildlife, Noise	N	See response to Compliance Measure 9.
178	Vehicle trip reduction programs	Trans, Noise	N	The amendments do not make any changes to vehicle trip reduction programs.
179	Transportation corridor design criteria	Trans, Noise	N	The amendments do not make any changes to transportation corridor design criteria.
180	Airport Master Plan South Lake Tahoe	Trans, Noise	N	N/A
181	Loudspeaker restrictions	Wildlife, Noise	N	The amendments are not modifying loudspeaker restrictions.
182	Project Review	Noise	N	See response to Compliance Measures 136 and 137.
183	Complaint system: <i>Code of Ordinances</i> Chapters 5 and 68	Noise	N	Existing complaint systems are not being modified by the amendments.
184	Transportation corridor compliance program	Trans, Noise	N	None of these compliance measures will be modified with the proposal.
185	Exemptions to noise limitations	Noise	N	
186	TRPA's Environmental Improvement Program (EIP)	Noise	N	
187	Personal watercraft noise controls	Wildlife, Noise	N	
NOISE – SUPPLEMENTAL				
188	Create an interagency noise enforcement MOU for the Tahoe Region.	Noise	N	An interagency noise enforcement MOU for the Tahoe Region is not being proposed as part of this set of amendments.
RECREATION - IN PLACE				
189	Allocation of Development: <i>Code of Ordinances</i> Chapter 50	Rec	N	See response to Compliance Measure 10.

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
190	Master Plan Guidelines: <i>Code of Ordinances</i> Chapter 14	Rec, Scenic	N	No changes to master plans requirements are included as part of this amendment.
191	Permissible recreation uses in the shorezone and lake zone: <i>Code of Ordinances</i> Chapter 81	WQ, Noise, Rec	N	See response to Compliance Measures 43 through 50.
192	Public Outdoor recreation facilities in sensitive lands	WQ, Rec, Scenic	N	The amendments are not altering provisions regarding public outdoor recreation in sensitive lands.
193	Hiking and riding facilities	Rec	N	The amendments are not altering where hiking and riding facilities are permissible. See also Compliance Measure 40.
194	Scenic quality of recreation facilities	Rec, Scenic	N	The amendments do not include any changes to provisions related to scenic quality of recreation facilities.
195	Density standards	Rec	N	While the amendments increase density standards for multi-person residential development, the proposed densities equivalent to the multi-family densities already allowed in each district. No new impacts on recreation facilities are anticipated as the result of these changes.
196	Bonus incentive program	Rec	N	The amendments do not alter existing bonus incentive programs.
197	Required Findings: <i>Code of Ordinances</i> Chapter 4	Rec	N	The amendments do not affect required findings.
198	Lake Tahoe Recreation Sign Guidelines	Rec, Scenic	N	The amendments will not impact the Lake Tahoe Recreation Sign Guidelines.
199	Annual user surveys	Rec	N	The amendments will not affect user surveys.
RECREATION – SUPPLEMENTAL				
200	Regional recreational plan	Rec	N	The amendments do not modify any portion of the Goals and Policies in the Regional Recreation Plan, which is the Recreation Element in the Regional Plan.
201	Establish fairshare resource capacity estimates	Rec	N	The amendments do not establish or alter fair share resource capacity estimates, alter

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
202	Reserve additional resource capacity	Rec	N	reservations of additional resource capacity, or include economic modeling.
203	Economic Modeling	Rec	N	
SCENIC - IN PLACE				
204	Project Review and Exempt Activities: <i>Code of Ordinances</i> Chapter 2	Scenic	N	See response to Compliance Measures 136 and 137.
205	Land Coverage Limitations: <i>Code of Ordinances</i> Chapter 30	WQ, Scenic	Y	See response to Compliance Measure 11.
206	Height Standards: <i>Code of Ordinances</i> Chapter 37	Scenic	N	The amendments do not affect height standards.
207	Driveway and Parking Standards: <i>Code of Ordinances</i> Chapter 34	Trans, Scenic	N	The proposal does not make any changes to the Driveway and Parking Standards in Chapter 34. Chapter 34 allows that the Placer County Tahoe Basin Area Plan, Implementing Regulations are used as substitute parking standards in Placer County.
208	Signs: <i>Code of Ordinances</i> Chapter 38	Scenic	N	The amendments do not make changes to design standards and guidelines relating to signage.
209	Historic Resources: <i>Code of Ordinances</i> Chapter 67	Scenic	N	See response to Compliance Measures 16 and 17.
210	Design Standards: <i>Code of Ordinances</i> Chapter 36	Scenic	N	The amendments do not make any changes to the Design Standards in Chapter 36. Chapter 36 allows that the Placer County Tahoe Basin Area Plan, Implementing Regulations, Area-Wide Standards and Guidelines are used as substitute Design Standards in Placer County. The amendments will change the design standards related to accessory dwelling units that are outlined in this section including changes to maximum floor area and required setbacks.
211	Shorezone Tolerance Districts and Development Standards: <i>Code of Ordinances</i> Chapter 83	Scenic	N	See response to Compliance Measures 43 through 50.

ID	Compliance Measure Description	Affected Threshold Categories	Affected by Action (Y/N)	Comments
212	Development Standards Lakeward of Highwater: <i>Code of Ordinances</i> Chapter 84	WQ, Scenic	N	
213	Grading Standards: <i>Code of Ordinances</i> Chapter 33	WQ, Scenic	N	Grading and vegetation protection during construction shall continue to meet the provisions of the TRPA Code of Ordinances, Chapter 33, Grading and Construction.
214	Vegetation Protection During Construction: <i>Code of Ordinances</i> Chapter 33	AQ, Veg, Scenic	N	
215	Revegetation: <i>Code of Ordinances</i> Chapter 61	Scenic	N	See response to Compliance Measures 16 and 17.
216	Design Review Guidelines	Scenic	Y	See response to Compliance Measure 210. The amendments change the maximum floor area and setbacks related to accessory dwelling units in the substitute Design Review Guidelines that Placer County uses and that are allowed for in Chapter 36 of the TRPA Code of Ordinances.
217	Scenic Quality Improvement Program(SQIP)	Scenic	N	The amendments do not conflict with the SQIP and are not anticipated to impact scenic ratings.
218	Project Review Information Packet	Scenic	N	
219	Scenic Quality Ratings, Features Visible from Bike Paths and Outdoor Recreation Areas Open to the General Public	Trans, Scenic	N	
220	Nevada-side Utility Line Undergrounding Program	Scenic	N	N/A
SCENIC – SUPPLEMENTAL				
221	Real Time Monitoring Program	Scenic	N	No changes to the real time monitoring program are being proposed.
222	Integrate project identified in SQIP	Scenic	N	The amendment does not include projects identified in the SQIP.

Attachment H
Adopting Ordinance

ATTACHMENT H: ADOPTING ORDINANCE

TAHOE REGIONAL PLANNING AGENCY ORDINANCE 2021-__

AN AMENDMENT TO ORDINANCE NO. 2017-01, TO ADOPT AMENDMENTS TO THE PLACER COUNTY TAHOE BASIN AREA PLAN

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

Section 1.00 Findings

- 1.10 It is desirable to amend TRPA Ordinance 2017-01 by amending the Placer County Tahoe Basin Area Plan to further implement the Regional Plan pursuant to Article VI (a) and other applicable provisions of the Tahoe Regional Planning Compact.
- 1.20 The Placer County Tahoe Basin Area Plan amendments were the subject of an Initial Environmental Checklist (IEC), which was processed in accordance with Chapter 3: *Environmental Documentation* of the TRPA Code of Ordinances and Article VI of the Rules of Procedure. The Placer County Tahoe Basin Area Plan amendments have been determined not to have a significant effect on the environment and are therefore exempt from the requirement of an Environmental Impact Statement (EIS) pursuant to Article VII of the Compact.
- 1.30 The Advisory Planning Commission (APC) and the Governing Board have each conducted a noticed public hearing on the proposed Placer County Tahoe Basin Area Plan amendments. The APC has recommended Governing Board adoption of the necessary findings and adopting ordinance. At these hearings, oral testimony and documentary evidence were received and considered.
- 1.40 The Governing Board finds that the Placer County Tahoe Basin Area Plan amendments adopted hereby will continue to implement the Regional Plan, as amended, in a manner that achieves and maintains the adopted environmental threshold carrying capacities as required by Article V(c) of the Compact.
- 1.50 Prior to the adoption of these amendments, the Governing Board made the findings required by Section 4.5 of the TRPA Code of Ordinances, and Article V(g) of the Compact.
- 1.60 Each of the foregoing findings is supported by substantial evidence in the record.

Section 2.00 TRPA Code of Ordinances Amendments

Ordinance 2017-01 is hereby amended by amending the Placer County Tahoe Basin

Area Plan as set forth in Exhibit 1.

Section 2.50 Tahoe Basin Area Plan as a Local Government and Moderate-Income Housing Program

The Governing Board hereby resolves and recognizes that Placer County's Tahoe Basin Area Plan is both a Local Government and a Moderate-Income Housing Program pursuant to TRPA Code Sections 21.3.2.B and 52.3.6.A.

Section 3.00 Interpretation and Severability

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

Section 4.00 Effective Date

The provisions of this ordinance amending the Placer County Tahoe Basin Area Plan shall become effective on _____

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at a regular meeting held on _____, 2021, by the following vote:

Ayes:

Nays:

Abstentions:

Absent:

Mark Bruce, Chair
Tahoe Regional Planning Agency,
Governing Board