
TRPA Regional Plan Update

Land Use Goals, Policies, and Implementation Strategies

January 27, 2010

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| Alternative 1 | LU-1 |
| Alternative 2 | LU-2 |
| Alternative 3 | LU-42 |
| Alternative 4 | LU-46 |

Alternative 1 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 1 – LAND USE (no changes proposed) | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
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Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| 1.8.1 Land Use/J. Hitchcock | NONE | LU1 RESTORE, MAINTAIN, AND IMPROVE THE QUALITY OF THE LAKE TAHOE REGION FOR THE VISITORS AND RESIDENTS OF THE REGION. | SAME | U | N/A | LU1.1 THE PRIMARY FUNCTION OF THE REGION SHALL BE AS A MOUNTAIN RECREATION AREA WITH OUTSTANDING SCENIC AND NATURAL VALUES. | LU-1.1 THE PRIMARY FUNCTION OF THE REGION IS A MOUNTAIN RECREATION AREA WITH OUTSTANDING SCENIC AND NATURAL VALUES. | A | This amended policy is reworded for clarity. | Existing implementation measures. |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU1 | SAME | U | N/A | LU1.2 THE REGIONAL PLAN GIVES A HIGH PRIORITY TO CORRECTING PAST DEFICIENCIES IN LAND USE. THE PLAN SHALL ENCOURAGE A REDIRECTION STRATEGY FOR SUBSTANTIALLY AND ADVERSELY ALTERED AREAS, WHEREVER FEASIBLE. | LU-1.2 THE REGIONAL PLAN GIVES A HIGH PRIORITY TO CORRECTING PAST DEFICIENCIES IN LAND USE. WHEREVER FEASIBLE, ENCOURAGE REDEVELOPMENT AND REHABILITATION OF SUBSTANTIALLY AND ADVERSELY ALTERED AREAS IN NEED OF IMPROVEMENT | A | This amended policy is reworded for clarity. | Existing implementation measures LU.IMP-1 Amend Chapter 13, Plan Area Statements to incorporate transect-based planning districts. LU.IMP-2 Amend Chapter 13, Plan Area Statements to establish and define the 10 transect-based planning districts. LU.IMP-3 Amend Chapter 13, Plan Area Statements to modify existing PAS to incorporate the transect districts and to consolidate similar land use types. LU.IMP-5 Amend Chapter 14, Community Plans to streamline the community plan process that reflects the updated transect-based planning districts. LU.IMP-8 Amend Chapters 21 & 51, Density and Permissible Subdivisions to allow for the subdivision of units that are part of a vertical mixed-use facility that meet PTOD standards for location and design. LU.IMP-9 Amend Chapter 13, Plan Area Statements and the Land Use Map to designate certain areas |

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| | | | | | | | | | | as PTOD. LU.IMP-10 Amend Chapters 21 & 22, Density and Height to promote compact vertical mixed-use facilities. LU.IMP-11 Amend Chapter 13, Plan Area Statements to designate high density residential areas, Neighborhood Centers, Town Centers, and Tourist Centers as preferred areas for PTOD. LU.IMP-12 Amend Chapter 13, Plan Area Statements to designate PTOD areas as preferred areas for infill development and transfer of development rights and transfer of existing development. LU.IMP-13 Amend Chapter 21, Density to establish a minimum density standard of 8 d.u./acre in PTOD areas. LU.IMP-14 Amend Chapter 21, Density to establish a new minimum density standard for mixed-use projects in PTOD areas. LU.IMP-15 Amend Chapter 18, Permissible Uses to define mixed-used facilities. LU.IMP-16 Amend Chapter 22, Height to allow additional height |

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| | | | | | | | | | | for compact, vertical mixed-use facilities in PTOD areas. LU.IMP-17 Amend Chapter 20, Coverage to raise the maximum allowable coverage (base+transferred) to 70% for commercial, tourist accommodation, and mixed-use facilities on existing developed parcels within adopted community plan areas. LU.IMP-18 Amend Chapter 20, Coverage to allow soft coverage to be transferred for commercial, tourist accommodation, and mixed-use facilities located within adopted community plans when transferred from sensitive lands (land capability district 1-3). LU.IMP-19 Amend Chapter 20, Coverage: coverage transfer ratio would be reduced to 1:1 (sending:receiving) for all transfers in excess of allowable base coverage when transferring coverage from sensitive lands (land capability districts 1-3) to commercial, tourist accommodation and/or mixed-use facilities, (ii) the coverage transfer ratio would be increased to 2:1 (sending:receiving) for all transfers in |

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| | | | | | | | | | | <p>excess of allowable base coverage for transfers of coverage from non-sensitive lands (land capability districts 4-7) to commercial, tourist accommodation and/or mixed-use facilities</p> <p>LU.IMP-20 Amend Chapter 20, Coverage to allow land coverage from sending parcels located within TRPA-designated impaired watersheds could be transferred across Hydrologic Transfer Area Boundaries (i.e., anywhere in the Tahoe Basin)</p> <p>LU.IMP-23 Amend Chapter 33, Allocation of Development. The CFA system would be amended to focus allocations based on the Special Projects Program, transfers, and reuse of existing commodities within 9 transect districts designated as Town Center or Tourist Center. An additional 400,000 square feet of CFA would be created, and TRPA would designate the majority for land use districts designated as Town Center, Tourist Center, and Neighborhood Center (see Table LU-9). Existing</p> |

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| | | | | | | | | | | <p>requirements for local jurisdictions to meet their irrevocable commitment to implement environmental improvement projects prior to release of CFA will remain in effect. The Town Center and Tourist Center districts that would be the focus of additional allocations LU.IMP-26 Amend Chapter 35, Bonus Units. Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as Town Centers and Tourist Centers. LU.IMP-28 Implement new development standards as described in the Community Design Subelement.</p> |

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU1 | SAME | U | N/A | NONE | LU-1.3 ENCOURAGE AND PROMOTE LAND USE DEVELOPMENT THAT IMPROVES COMMUNITY CHARACTER AND IMPROVES PROGRESS TOWARD THRESHOLD ATTAINMENT BY OFFSETTING NEGATIVE ENVIRONMENTAL IMPACTS. | N | This new policy acts to support regulation that requires development be consistent with the natural values of the region and to enhance scenic quality and community character in the Tahoe Basin. | Existing implementation measures LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-28 |

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU1 | SAME | U | N/A | LU1.3 THE PLAN SHALL SEEK TO MAINTAIN A BALANCE BETWEEN ECONOMIC HEALTH AND THE ENVIRONMENT. | LU-1.4 THE PLAN WILL SEEK TO MAINTAIN A BALANCE BETWEEN ECONOMIC HEALTH AND THE ENVIRONMENT. | A | This amended policy is reworded for clarity. | Existing implementation measures LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-28 |

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 DIRECT THE AMOUNT AND LOCATION OF NEW LAND USES IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT. | LU-2 THE AMOUNT AND LOCATION OF LAND USES ARE DIRECTED IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT. | A | This amended goal is reworded for clarity. | LU2.1 THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES. | LU-2.1 LIMIT THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME IN ACCORDANCE WITH THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES. | A | This amended policy is reworded for clarity. | LU.IMP-23 LU.IMP-24 Amend Chapter 33, Allocation of Development. The number of TAUs available would be the 252 TAUs remaining from the 1987 Regional Plan plus 200 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1. LU.IMP-25 Amend Chapter 33, Allocation of Development. Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes, 1) Approximately 4,500 new residential allocations would be made available, 2) Allocations from the Allocation Pool can be used for the Resident Occupancy Program, 3) Allow up to 200 allocations from TRPA's Allocation Pool to be used for the development of deed-restricted, owner-occupied residential units, 4) Moderate Income Housing units will be exempted from the allocation requirement. |

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| | | | | | | | | | | LU.IMP-26 LU.IMP-27 Additional recreation uses would be permitted as specified within transect-based PASSs, CP areas, or other Specific Plan areas (Chapter 33). PAOTs remaining in the 1987 Regional Plan would be allocated to new projects. For the developed outdoor recreational facilities requiring PAOTs, the total capacity of additional developed outdoor recreational facilities for the region is not to exceed 5,720 PAOTs for overnight facilities, 5,814 PAOTs for summer day-use facilities, and 7,273 PAOTs for winter day-use facilities. Additional recreation development not designated as developed outdoor recreation would be limited to those projects needed to serve the other development permitted or anticipated by the Regional Plan Update (see the Recreation Element for more detail). LU.IMP-28 |

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | NONE | LU-2.2 DIRECT LAND USE AND GROWTH TO APPROPRIATE AREAS OF THE REGION AND CONCENTRATE ADDITIONAL DEVELOPMENT IN URBAN AREAS WHERE INFRASTRUCTURE CAPACITY AND FACILITIES CAN BE MADE AVAILABLE MOST EFFICIENTLY. | N | This new policy acts to support to direct growth and redevelopment to town centers, tourist centers, and neighborhood centers that have the supporting infrastructure and to promote concentrated development to reduce the reliance on the automobile. | LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-4 LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 |

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.2 SPECIFIC LAND USE POLICIES SHALL BE IMPLEMENTED THROUGH THE USE OF PLANNING AREA STATEMENTS FOR EACH OF THE PLANNING AREAS IDENTIFIED IN THE MAP INCLUDED IN THIS PLAN (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE AND CHARACTER HAVE BEEN MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING FIVE LAND USE CLASSIFICATIONS: CONSERVATION, RECREATION, RESIDENTIAL, COMMERCIAL AND PUBLIC SERVICE, AND TOURIST. THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. OTHER DETAILED PLANS, SUCH AS THE AIRPORT MASTER PLAN, SKI AREA | LU-2.3 USE FIVE LAND USE CLASSIFICATIONS TO IMPLEMENT GENERAL LAND USE POLICIES AND GUIDE ALLOWABLE LAND USES FOR EACH OF THE TRANSECT PLANNING AREAS IDENTIFIED IN THE REGIONAL PLAN MAP INCLUDED IN THIS DOCUMENT (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE, FORM AND CHARACTER HAVE BEEN MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING FIVE LAND USE CLASSIFICATIONS: CONSERVATION, RECREATION, RESIDENTIAL, COMMERCIAL AND PUBLIC SERVICE, AND TOURIST. FURTHERMORE, USE A TRANSECT-BASED ZONING SYSTEM CUSTOMIZED FOR THE NEEDS OF EACH OF THE TRANSECT PLANNING AREAS TO FURTHER SPECIFY THE GENERAL POLICY DIRECTION OF EACH OF THESE AREAS. MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AND | A | This amended policy supports the implementation and incorporation of the transect districts into the Plan Area Statement land use system. | LU.IMP-1 LU.IMP-2 LU.IMP-3 LU.IMP-5 LU.IMP-7 LU.IMP-8 LU.IMP-9 LU.IMP-11 LU.IMP-12 |

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| | | | | | | MASTER PLANS, AND REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED. THESE DETAILED PLANS MAY COMBINE TWO OR MORE OF THE FIVE LAND USE CLASSIFICATIONS. | PUBLIC SERVICE AREAS. OTHER DETAILED PLANS, SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED. | | | |

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | NONE | LU-2.4 IMPLEMENT A TEN-DISTRICT TRANSECT-BASED ZONING SYSTEM TO IMPLEMENT THE GENERAL POLICY DIRECTION OF EACH TRANSECT PLANNING AREA. USE THE TEN TRANSECT DISTRICTS DESCRIBED BELOW TO SPECIFY INTENSITY OF USE, TYPES OF USE, AND FORM OF USE WITHIN A TRANSECT PLANNING AREA. | N | This amended policy supports the implementation and incorporation of the transect districts into the Plan Area Statement land use system. | LU.IMP-1 LU.IMP-2 LU.IMP-3 |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.3 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS. | Renumber to Policy LU-2.5 | E | NA | LU.IMP-1 LU.IMP-2 LU.IMP-4 |

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.4 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS. | LU-2.6 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. LOCALIZED CONDITIONS AND CONSIDERATIONS SHALL BE ADDRESSED THROUGH THE PLANNING AREA STATEMENTS AND THE TRANSECT DISTRICTS. EACH TRANSECT DISTRICT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS. | A | This amended policy supports the implementation and incorporation of the transect districts into the Plan Area Statement land use system. | LU.IMP-1 LU.IMP-2 LU.IMP-5 LU.IMP-9 LU.IMP-11 LU.IMP-12 |

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.5 ALL PLAN AREA STATEMENTS, COMMUNITY PLANS, OR OTHER SPECIFIC PLANS ADOPTED BY THE AGENCY SHALL SPECIFY THE TOTAL ADDITIONAL DEVELOPMENT WHICH MAY BE PERMITTED WITHIN THE REGION, NOT TO EXCEED THE LIMITATIONS SET FORTH IN A, B, C, D, AND E, BELOW. RECONSTRUCTION AND RELOCATION OF EXISTING DEVELOPMENT ARE NOT CONSIDERED ADDITIONAL DEVELOPMENT. (SEE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT FOR GROWTH MANAGEMENT AND TRANSFER OF DEVELOPMENT PROVISIONS.) | Renumber to Policy LU-2.7 | E | N/A | LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-27 |

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| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.6 IN ORDER TO BE RESPONSIVE TO THE NEEDS AND OPPORTUNITIES OF VARIOUS AREAS WITHIN THE REGION, SPECIFIC COMMUNITY PLANS (CPs) MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. COMMUNITY PLANS SHALL GUIDE DEVELOPMENT IN SPECIFIED AREAS FOR AT LEAST THE FIRST TEN YEARS OF THE PLAN AND SHALL BE KEPT CURRENT BY PERIODIC REVIEW. THE TRPA SHALL ACTIVELY ENCOURAGE PROMPT DEVELOPMENT OF COMMUNITY PLANS FOR ALL DESIGNATED AREAS, WITH A GOAL OF COMPLETING THE COMMUNITY PLANS BY DECEMBER 1, 1989. THE AREAS DESIGNATED SHALL BE THOSE WHERE COMMERCIAL USE IS CONCENTRATED OR SHOULD BE CONCENTRATED. THEY SHALL BE AREAS SERVED, OR EASILY SERVED, BY | LU-2.8 IN ORDER TO BE RESPONSIVE TO THE NEEDS AND OPPORTUNITIES OF VARIOUS AREAS WITHIN THE REGION, SPECIFIC COMMUNITY PLANS (CPs) MAY BE DEVELOPED FOR DESIGNATED PLAN AREAS. COMMUNITY PLANS SHALL GUIDE DEVELOPMENT IN SPECIFIED AREAS AND WILL BE KEPT CURRENT BY PERIODIC REVIEW. AREAS DESIGNATED FOR COMMUNITY PLAN DEVELOPMENT SHALL BE THOSE IDENTIFIED AS PEDESTRIAN/TRANSIT ORIENTED DEVELOPMENT (PTOD) DISTRICTS WHERE COMMERCIAL OR MIXED USES ARE CONCENTRATED OR SHOULD BE CONCENTRATED. THEY SHALL BE AREAS SERVED, OR EASILY SERVED, BY TRANSIT SYSTEMS, WHICH HAVE ADEQUATE HIGHWAY ACCESS, WHICH HAVE INFILL OR REDEVELOPMENT OPPORTUNITES, WHICH HAVE, OR CAN HAVE, HOUSING IN THE VICINITY AVAILABLE | A | This amended policy continues to support implementation of the community planning process and introduces development that is consistent with Pedestrian Transit-Oriented Development to promote walkability and reduce the reliance of the private automobile. | LU.IMP-5 LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28 |

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| | | | | | | TRANSIT SYSTEMS, WHICH HAVE ADEQUATE HIGHWAY ACCESS, WHICH HAVE, OR CAN HAVE, HOUSING IN THE VICINITY AVAILABLE FOR EMPLOYEES WORKING IN THE AREA, AND WHICH OTHERWISE QUALIFY AS AREAS SUITABLE FOR CONTINUED OR INCREASED LEVELS OF COMMERCIAL ACTIVITY. SOME AREAS, BECAUSE OF THEIR EXISTING AND PROPOSED DEVELOPMENT PATTERNS, MAY INCORPORATE MORE THAN COMMERCIAL USE CLASSIFICATIONS. | FOR EMPLOYEES WORKING IN THE AREA AT INTENSITIES AND DENSITIES THAT PROMOTE TRANSIT USAGE, WALKABILITY, AND OTHER MODES OF TRANSPORTATION, AND WHICH OTHERWISE QUALIFY AS AREAS SUITABLE FOR CONTINUED OR INCREASED LEVELS OF COMMERCIAL ACTIVITY. SOME AREAS, BECAUSE OF THEIR EXISTING AND PROPOSED DEVELOPMENT PATTERNS, MAY INCORPORATE MORE THAN COMMERCIAL USES. | | | |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.7 NO NEW DIVISIONS OF LAND SHALL BE PERMITTED WITHIN THE REGION WHICH WOULD CREATE NEW DEVELOPMENT POTENTIAL INCONSISTENT WITH | POLICY LU-2.9 PROHIBIT NEW DIVISIONS OF LAND WITHIN THE REGION WHICH WOULD CREATE NEW DEVELOPMENT POTENTIAL INCONSISTENT WITH THE GOALS AND | A | This amended policy is reworded for clarity. | Existing implementation measures. |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | THE GOALS AND POLICIES OF THIS PLAN. | POLICIES OF THIS PLAN. | | | |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.8 BUILDINGS, WHETHER CONFORMING OR NONCONFORMING, WHICH ARE DAMAGED OR DESTROYED BY FIRE OR OTHER SIMILAR CALAMITY, MAY BE REPAIRED OR REBUILT WITH NO REQUIREMENT FOR REDUCTION IN COVERAGE OR HEIGHT BY WAY OF FEE OR OTHERWISE. THIS POLICY APPLIES ONLY IF THE BUILDING IS RECONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ORIGINAL STRUCTURE AND, WITH NO INCREASE IN FLOOR AREA, LAND COVERAGE, HEIGHT, OR VOLUME. OTHER PROVISIONS GENERALLY APPLICABLE TO REHABILITATION OR RECONSTRUCTION OF BUILDINGS SHALL | Renumber to Policy LU-2.10 | E | NA | Existing implementation measures. |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|---------------|---------------|---|----------------|---|-----------------|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | APPLY. THIS POLICY IS SUBJECT TO THE NATURAL HAZARDS SUBELEMENT, GOAL #1, POLICY 1. SPECIAL PROVISIONS SHALL APPLY TO BUILDINGS IN THE SHOREZONE, LAKEWARD OF THE HIGHWATER LINE. | | | | |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.9 STRUCTURES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE OF THIS PLAN, BUT WHICH, BY VIRTUE OF THEIR DESIGN OR LOCATION, ARE PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES: | LU-2.11 STRUCTURES, LEGALLY EXISTING AS OF THE JULY 1, 1987, BUT WHICH, BY VIRTUE OF THEIR DESIGN OR LOCATION, ARE PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES: | A | Policy reworded to specify the original adoption date of the 1987 Regional Plan. | Existing implementation measures. |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.10 USES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE THIS PLAN, BUT WHICH ARE NOW PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES: | LU-2.12 USES, LEGALLY EXISTING AS OF JULY 1, 1987, BUT WHICH ARE NOW PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES: | A | Policy reworded to specify the original adoption date of the 1987 Regional Plan. | Existing implementation measures. |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.11 USES OF THE BODIES OF WATER WITHIN THE REGION SHALL BE LIMITED TO OUTDOOR WATER-DEPENDENT USES REQUIRED TO SATISFY THE GOALS AND POLICIES OF THIS PLAN. | LU-2.13 LIMIT USES OF THE BODIES OF WATER WITHIN THE REGION TO OUTDOOR WATER-DEPENDENT USES REQUIRED TO SATISFY THE GOALS AND POLICIES OF THIS PLAN. | A | This amended policy is reworded for clarity. | Existing implementation measures. |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.12 RESTORATION AND REHABILITATION SHALL BE A HIGH PRIORITY FOR IMPROVING ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER OF AREAS DESIGNATED FOR REDIRECTION BUT NOT INCLUDED IN A REDEVELOPMENT PLAN. | LU-2.14 PRIORITIZE RESTORATION AND REHABILITATION FOR IMPROVING ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER OF AREAS DESIGNATED FOR REDIRECTION BUT NOT INCLUDED IN A REDEVELOPMENT PLAN. | A | This amended policy is reworded for clarity. | Existing implementation measures. LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28 |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.13 REDEVELOPMENT SHALL BE ENCOURAGED IN AREAS DESIGNATED FOR RE-DIRECTION TO IMPROVE ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER. | LU-2.15 ENCOURAGE REDEVELOPMENT IN AREAS DESIGNATED FOR REDIRECTION TO IMPROVE ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER. | A | This amended policy is reworded for clarity. | Existing implementation measures. LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28 |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | LU2.14 THE PROVISIONS SET FORTH IN ARTICLE VI (d) THROUGH VI (i) OF THE COMPACT APPLY TO TRPA REGULATION OF STRUCTURES HOUSING GAMING. | Renumber to Policy LU-2.16 | E | N/A | Existing implementation measures. |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 PEDESTRIAN TRANSIT-ORIENTED DEVELOPMENT AND LAND USE ESTABLISH ENHANCED PEDESTRIAN AND TRANSIT ORIENTED MIXED-USE DISTRICTS IN APPROPRIATE URBANIZED LOCATIONS THAT PROMOTE PEDESTRIAN FRIENDLY, WALKABLE, CONNECTED COMMUNITIES THAT PROVIDE A RANGE OF SERVICES, HOUSING CHOICES, AND TRANSPORTATION OPTIONS. | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | NONE | LU-3.1 PROMOTE COMPACT DEVELOPMENT PATTERNS THAT DISCOURAGE SINGLE-OCCUPANT AUTOMOBILE COMMUTING AND ENCOURAGE TRANSIT OR OTHER NONAUTOMOBILE-ORIENTED TRANSPORTATION. | N | New policy supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-17 LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-23 LU.IMP-24 LU.IMP-25 LU.IMP-26 LU.IMP-28 |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | NONE | LU-3.2 DESIGNATE PEDESTRIAN TRANSIT ORIENTED DEVELOPMENT (PTOD) DISTRICTS THAT INCLUDE A MIX OF CIVIC, COMMERCIAL, , CULTURAL, INSTITUTIONAL, RESIDENTIAL, AND ENTERTAINMENT USES THAT SUPPORT THE CREATION OF A VIBRANT DESTINATION AND CENTRAL GATHERING PLACE FOR | N | New policy supports a mixing of uses within PTOD districts to promote vibrant community centers. | LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | | WORKERS, VISITORS, AND RESIDENTS. | | | |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | NONE | LU-3.3 PROMOTE THE DEVELOPMENT OF COMPACT, MIXED-USE DEVELOPMENT AND USES WITHIN DISTRICTS DESIGNATED AS PTOD DISTRICTS AND PROVIDE FOR TRANSIT, BICYCLE, AND PEDESTRIAN CHOICES WITHIN THESE AREAS. | N | New policy supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, | NONE | LU-3.4 PROMOTE THE DEVELOPMENT OF COMPACT DESIGNS TO REDUCE LAND COVERAGE. | N | New policy supports the use compact development to reduce the footprint of buildings structures to promote land coverage reduction. | LU.IMP-10 LU.IMP-16 |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | and reduce the reliance on the private automobile. | | | | | |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | NONE | LU-3.5 PROMOTE PEDESTRIAN-ORIENTED DEVELOPMENT WITHIN WALKING DISTANCE OF TRANIST OPPORTUNITES AT DENSITIES AND INTENSITIES THAT WILL HELP SUPPORT TRANSIT USAGE. | N | New policy promote increased densities in PTOD districts to support transit use. | LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | NONE | LU-3.6 PROVIDE ADDITIONAL HEIGHT WITHIN PTOD DESIGNATED DISTRICTS TO PROMOTE COMPACT VERTICAL MIXED-USE DEVELOPMENT. | N | New policy support the increase of height in PTOD district as a tool to get compact development and land coverage reduction. | LU.IMP-10 LU.IMP-16 |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | NONE | POLICY LU-3.7 SET MINIMUM DENSITY STANDARDS FOR DEVELOPMENT AND REDEVELOPMENT PROJECTS LOCATED WITHIN DESIGNATED PTOD DISTRICTS TO PROMOTE TRANSIT AND WALKABILITY. | N | New policy supports establishing minimum density standards to promote transit use and walkability. | LU.IMP-10 LU.IMP-13 LU.IMP-14 |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | NONE | LU-3.8 PROMOTE THE AVAILABILITY OF HOUSING WITH A RANGE OF TYPES AND AFFORDABILITY TO ACCOMMODATE PERSONS OF ALL INCOME LEVELS AND IN LOCATIONS THAT ARE NEAR EMPLOYMENT CENTERS, TRANSIT ROUTES, COMMERCIAL CENTERS, AND PUBLIC FACILITIES. | N | New policy promotes the addition of housing within PTOD districts to create living opportunities within cross proximity to services and employment centers. Such a strategy provides for opportunities to use alternatives modes of travel and reduce the reliance on the private automobile. | LU.IMP-10 LU.IMP-11 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 LU.IMP-25 LU.IMP-26 |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | NONE | LU-3.9 ENCOURAGE ENHANCEMENT OF BICYCLE, PEDESTRIAN AND TRANSIT MODES ACCESS THROUGH PUBLIC AND PRIVATE INVESTMENT IN PTOD DISTRICTS. | N | New policy promotes the development of alternative modes of travel within PTOD districts to reduce the reliance on the private automobile. | LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved community character, and reduce the reliance on the private automobile. | NONE | LU-3.9 CONNECT NEW DEVELOPMENT AND REDEVELOPMENT TO EXISTING AND FUTURE PEDESTRIAN LINKAGES AND BICYCLE FACILITES. | N | New policy promotes the incorporation and connection of alternative travel modes in new development and redevelopment to provide travel choices other than the private automobile. | LU.IMP-8 LU.IMP-9 LU.IMP-10 LU.IMP-11 LU.IMP-12 LU.IMP-13 LU.IMP-14 LU.IMP-15 LU.IMP-16 |
| 1.8.1 Land Use/J. Hitchcock | NONE | NONE | LU-3 | N | New goal supports a pedestrian oriented, walkable, compact land use pattern to promote walkability, improved | NONE | LU-3.10 DEVELOPMENT REFLECTS THE PEDESTRIAN SCALE, ORIENTATION AND CHARACTER OF LAKE TAHOE AND ITS NATURAL SURROUNDINGS. | N | New policy promotes development and redevelopment that is pedestrian scale and within the context of the natural environment as a means to create | LU.IMP-28 |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | community character, and reduce the reliance on the private automobile. | | | | attractive, vibrant community centers that are appropriate for the Tahoe Basin. | |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|--|---|---|--|--|---|---|--|---|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU3 ALL NEW DEVELOPMENT SHALL CONFORM TO THE COEFFICIENTS OF ALLOWABLE LAND COVERAGE AS SET FORTH IN "THE LAND CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA-NEVADA, A GUIDE FOR PLANNING, BAILEY, 1974." | LU-4 ALLOWABLE LAND COVERAGE IN THE TAHOE BASIN SHALL BE SET IN ACCORDANCE WITH THE LAND CAPABILITY DISTRICT CLASSIFICATION METHODOLOGY AND DISTRICT-BASED LAND COVERAGE LIMITATIONS SET FORTH IN THE LAND-CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA-NEVADA, A GUIDE FOR PLANNING (BAILEY 1974). | A | This amended goal is reworded for clarity. | LU3.1 ALLOWED BASE LAND COVERAGE FOR ALL NEW PROJECTS AND ACTIVITIES SHALL BE CALCULATED BY APPLYING THE BAILEY COEFFICIENTS, AS SHOWN BELOW, TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY. A. In the case of subdivisions approved by TRPA in conformance with the coefficients coverages assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or building sites, and common area facilities. A list of such PUDs | LU-4.1 BASE ALLOWABLE LAND COVERAGE SHALL BE DETERMINED BY APPLYING THE ALLOWABLE LAND COVERAGE COEFFICIENTS DERIVED BY BAILEY (1974) (SHOWN BELOW) TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY. A. In the case of subdivisions approved by TRPA in conformance with the bailey coefficients, the coverages assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or building sites, and common area facilities. A list of such PUDs appears in Attachment E. C. After December 31, 1988, for vacant | A | This amended policy is reworded for clarity. | LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22 |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | <p>appears in Attachment E.</p> <p>C. After December 31, 1988, for vacant residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.)</p> <p>The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy.</p> | <p>residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.)</p> <p>The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy.</p> | | | |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
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| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU3 | LU-4 | A | This amended goal is reworded for clarity. | <p>LU3.2 THE ALLOWED COVERAGE IN POLICY 1 MAY BE INCREASED BY TRANSFER OF LAND COVERAGE WITHIN HYDROLOGICALLY RELATED AREAS UP TO THE LIMITS AS SET FORTH IN A, B, C, D, AND F OF THIS POLICY:</p> <p>SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAPPED ACCESS, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS.</p> <p>LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT ARE FURTHER DESCRIBED IN GOAL #3 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.</p> <p>B. Commercial Facilities in a Community Plan: The maximum coverage</p> | <p>LU-4.2 LAND COVERAGE MAY BE INCREASED ABOVE THE BASE ALLOWABLE COVERAGE LIMITS SET IN POLICY 1, UP TO THE MAXIMUM ALLOWABLE LAND COVERAGE LIMITS SET FORTH IN A, B, C, D, AND F OF THIS POLICY, BY TRANSFER OF LAND COVERAGE FROM HYDROLOGICALLY RELATED AREAS AND TRPA DESIGNATED COVERAGE-IMPAIRED WATERSHEDS.</p> <p>SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAPPED ACCESS FOR PUBLIC HEALTH AND SAFETY, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS.</p> <p>LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT ARE FURTHER DESCRIBED UNDER GOAL #3 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.</p> <p>B. Commercial Facilities, Tourist Accommodation Facilities, and Mixed-Use</p> | A | <p>This amended policy is reworded for clarity. In the addition the policy is amended as follows:</p> <ul style="list-style-type: none"> * To allow for coverage from designated coverage-impaired watersheds to be transferred across Hydrologic Transfer Area boundaries for the purpose of creating an incentive for coverage reduction in impaired watersheds. * To allow for the transfer of coverage for public health and safety reasons. * To allow for commercial, tourist accommodation, and mixed-use facilities to transfer in up to 70% coverage in adopted community plans to promote the concentration of development within community plan areas. | <p>Existing implementation measures.</p> <p>LU.IMP-18 LU.IMP-19 LU.IMP-20 LU.IMP-21 LU.IMP-22</p> |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|---------------|---------------|---|----------------|---|---|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | allowed (Base + Transfer on an existing undeveloped parcel through a transfer program, shall be 70 percent of the land in capability districts 4 - 7, provided the parcel is within an approved community plan. For existing developed parcels, the maximum land coverage allowed is 50 percent coverage transfers to increase coverage from the base coverage up to 50 percent, shall be at a ratio of 1:1. Coverage transfers to increase coverage above 50 percent, shall be at gradually increasing ratios, with the transfer ratio for all the coverage over 50 percent determined as indicated on the following graph: C. Tourist Accommodation Facilities, Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided | Facilities in a Community Plan: The maximum coverage allowed (Base + Transfer - shall be 70 percent of the land in capability districts 4 - 7, provided the parcel is within an approved community plan. Coverage transfers to increase coverage from the base coverage up to 70percent, shall be at a ratio of 1:1 when transferring coverage from sensitive lands (land capabilit districts 1-3). The coverage transfer ratio shall be 2:1 when transferring coverage from non-sensitive lands (land capability districts 4-7). C. Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ration to increase coverage from the base coverage to 50 percent shall be at a ration of 1:1. | | | |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|---------------|---------------|---|----------------|--|-----------------|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | such parcel is within an approved community plan coverage transfer ration to increase coverage from the base coverage to 50 percent shall be at a ration of 1:1. | | | | |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|---------------|---------------|---|--|---|--|---|--|-----------------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU3 | GOAL LU-4 | A | This amended goal is reworded for clarity. | LU3.3 REHABILITATION, RECONSTRUCTION, AND UPGRADING OF THE EXISTING INVENTORY OF STRUCTURES, OR OTHER FORMS OF COVERAGE IN THE TAHOE REGION, ARE HIGH PRIORITIES OF THE REGIONAL PLAN. TO ENCOURAGE REHABILITATION AND UPGRADING OF STRUCTURES, THE FOLLOWING POLICIES SHALL APPLY: | <p>POLICY LU-4.3 REHABILITATION, RECONSTRUCTION, AND UPGRADING OF THE EXISTING INVENTORY OF STRUCTURES, OR OTHER FORMS OF COVERAGE IN THE TAHOE REGION, ARE HIGH PRIORITIES OF THE REGIONAL PLAN. TO ENCOURAGE REHABILITATION AND UPGRADING OF STRUCTURES, THE FOLLOWING POLICIES APPLY: Repair or reconstruction of buildings damaged or destroyed by fire or other calamity subject to Goal #2, Policy 8 of this subelement is exempt from this policy.</p> <p>B. Reconstruction, rehabilitation, modification, relocation, or major repair of structures or coverage other than as specified in A above may be allowed, provided such use is allowed under the land use subelement, Goal #2, Policies 8, 9 and 10. For parcels with existing coverage in excess of the Bailey Coefficients, a land coverage mitigation program shall be set by ordinance, which shall provide for the reduction of coverage in an amount proportional to the cost of</p> | A | This amended policy is reworded for clarity. | Existing implementation measures. |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|---------------|---------------|---|----------------|-----------------|--|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | | <p>the repair, reconstruction, relocation, rehabilitation, or modification, and to the extent of excess coverage. To accomplish these reductions, property owners shall have at least the following options:</p> <ul style="list-style-type: none"> i. reducing coverage on-site; ii. reducing coverage off-site in a hydrologically-related area; iii. paying a rehabilitation fee in lieu of off-site coverage reduction in an amount established by Agency ordinance to help fund a land bank program established to accomplish coverage reductions; iv. lot consolidation with a contiguous parcel or lot line adjustment to reduce the percentage of excess coverage on the resulting parcels; or v. any combination of the foregoing options. <p>C. Existing coverage may be relocated within a parcel provided it is relocated to areas of equal or superior environmental capability consistent with B above.</p> <p>D. In establishing the</p> | | | |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|---------------|---------------|---|----------------|-----------------|---|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | | <p>rehabilitation fee schedule(s) provided for in (3.B.iii), above, the following procedures shall be followed:</p> <p>i. A special task force shall be convened to analyze and report on the actual costs and mechanisms involved in establishing and implementing an effective land coverage banking program. The report shall take into account the costs of obtaining and retiring coverage, and shall also consider alternative funding sources or programs to provide supplemental funding for such land coverage banking programs.</p> <p>ii. After considering the report in (i), above, the special task force shall recommend, for adoption by TRPA, a rehabilitation fee schedule which will (1) provide a reasonable level of funding for the proposed land banking program taking into account identified alternative sources of funding, (2) not unduly restrict or deter property owners from undertaking projects involving the rehabilitation, reconstruction, major modification, or repair of existing structures, and (3)</p> | | | |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|---------------|---------------|---|----------------|-----------------|--|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | | <p>carries out an effective land coverage reduction program. The recommendation of the task force shall take into account the cost of BMP requirements and the other mitigation fees described in the Development and Implementation Priorities Subelement, Goal #4, Policies 1 and 2. The task force also shall recommend a schedule of activities comprising routine maintenance and repair which should be exempt from rehabilitation fees.</p> <p>iii. After considering the recommendations of the special task force, TRPA shall adopt a rehabilitation fee schedule that is adequate to carry out an effective land coverage banking program, equitably divides the costs to the public and private sectors, and has the minimum possible deterrent effect on the Regional Plan goal of encouraging rehabilitation, reconstruction, and upgrading of the existing inventory of structures.</p> <p>iv. TRPA may set an interim fee, if necessary, while the task force prepares its recommendations.</p> | | | |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|---------------|---------------|---|----------------|-----------------|---|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | | E. In approving repair, reconstruction, rehabilitation, modification, or relocation of structures or other coverage, the Agency shall also apply other relevant standards, including installation of Best Management practices or compliance with the design review guidelines. | | | |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|---|--|---|--|--|--|---|--|-----------------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU3 | GOAL LU-4 | A | This amended goal is reworded for clarity. | LU3.4 LAND COVERAGE ALLOWED PURSUANT TO REDEVELOPMENT PLANS SHALL BE ESTABLISHED BY TRPA-APPROVED REDEVELOPMENT PLANS. HOWEVER, IN NO CASE SHALL THERE BE A NET INCREASE IN LAND COVERAGE IN THE REDEVELOPMENT PROJECT AREA. | POLICY LU-4.4 LAND COVERAGE ALLOWED PURSUANT TO REDEVELOPMENT PLANS WILL BE ESTABLISHED BY TRPA-APPROVED REDEVELOPMENT PLANS. HOWEVER, IN NO CASE WILL THERE BE A NET INCREASE IN LAND COVERAGE IN THE REDEVELOPMENT PROJECT AREA. | A | This amended policy is reworded for clarity. | Existing implementation measures. |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU4 PROVIDE TO THE GREATEST POSSIBLE EXTENT, WITHIN THE CONSTRAINTS OF THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES, A DISTRIBUTION OF LAND USE THAT ENSURES THE SOCIAL, ENVIRONMENTAL, AND ECONOMIC WELL-BEING OF THE REGION. | LU-5 PROVIDE TO THE GREATEST POSSIBLE EXTENT, WITHIN THE CONSTRAINTS OF THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES, A DISTRIBUTION OF LAND USE THAT ENSURES THE SOCIAL, ENVIRONMENTAL, AND ECONOMIC WELL-BEING OF THE REGION. | U | Goal is renumbered. | LU4.1 ALL PERSONS SHALL HAVE THE OPPORTUNITY TO UTILIZE AND ENJOY THE REGION'S NATURAL RESOURCES AND AMENITIES. | POLICY LU-5.1 ALLOW ALL PERSONS TO HAVE THE OPPORTUNITY TO UTILIZE AND ENJOY THE REGION'S NATURAL RESOURCES AND AMENITIES. | A | This amended policy is reworded for clarity. | Existing implementation measures. |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU4 | LU-5 | U | Goal is renumbered. | LU4.2 NO PERSON OR PERSONS SHALL DEVELOP PROPERTY SO AS TO ENDANGER THE PUBLIC HEALTH, | LU-5.2 PROHIBIT ANY PROPERTY DEVELOPMENT THAT WOULD ENDANGER THE PUBLIC HEALTH, SAFETY, AND | A | This amended policy is reworded for clarity. | Existing implementation measures. |

Alternative 2 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 2 -- LAND USE | | | | | | | | | | |
|-------------------------------|---------------------------|--|--|---|---------------------|--|---------------------------------|---|------------------|-----------------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | SAFETY, AND WELFARE. | WELFARE. | | | |
| 1.8.1 Land Use/J. Hitchcock | NONE | GOAL LU5 COORDINATE THE REGULATION OF LAND USES WITHIN THE REGION WITH THE LAND USES SURROUNDING THE REGION. | LU-6 COORDINATE THE REGULATION OF LAND USES WITHIN THE REGION WITH THE LAND USES SURROUNDING THE REGION. | U | Goal is renumbered. | LU5.1 THE REGIONAL PLAN SHALL ATTEMPT TO MITIGATE ADVERSE IMPACTS GENERATED BY THE PLAN WITHIN THE REGION, AND NOT EXPORT THE IMPACTS TO SURROUNDING AREAS. | SAME, renumber to Policy LU-6.1 | E | N/A | Existing implementation measures. |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU5 | LU-6 | U | Goal is renumbered. | LU5.2 THE AGENCY SHALL DEVELOP JOINT REVIEW AGREEMENTS WITH PUBLIC ENTITIES ADJOINING THE REGION TO CONSIDER ACTS OF DEVELOPMENT OR IMPACTS OF DEVELOPMENT THAT CROSS JURISDICTIONAL BOUNDARIES. | SAME, renumber to Policy LU-6.2 | E | N/A | Existing implementation measures. |

Alternative 3 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 3 -- LAND USE (same as Alternative 1 except for the following modifications and/or additions) | | | | | | | | | | |
|--|---------------------------|---|---------------|---|----------------|-----------------|---|---|--|-----------------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1/J. Hitchcock | None | LU1 RESTORE, MAINTAIN, AND IMPROVE THE QUALITY OF THE LAKE TAHOE REGION FOR THE VISITORS AND RESIDENTS OF THE REGION. | NONE | U | N/A | NONE | POLICY LU-1.3 ENCOURAGE AND PROMOTE LAND USE DEVELOPMENT THAT IMPROVES COMMUNITY CHARACTER AND IMPROVES PROGRESS TOWARD THRESHOLD ATTAINMENT BY OFFSETING NEGATIVE ENVIRONMENTAL IMPACTS. | N | This new policy acts to support regulation that requires development be consistent with the natural values of the region and to enhance scenic quality and community character in the Tahoe Basin. | Existing implementation measures. |

Alternative 3 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 3 -- LAND USE (same as Alternative 1 except for the following modifications and/or additions) | | | | | | | | | | |
|--|---------------------------|---|--|---|--|---|--|---|--|--|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 DIRECT THE AMOUNT AND LOCATION OF NEW LAND USES IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT. | LU-2 THE AMOUNT AND LOCATION OF LAND USES ARE DIRECTED IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT. | A | This amended goal is reworded for clarity. | LU2.1 THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES. | LU-2.1 LIMIT THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME IN ACCORDANCE WITH THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES. | A | This amended policy is reworded for clarity. | Existing implementation measures. LU.IMP-29 Amend Chapter 33, Allocation of Development. 1) CFA would be distributed to Special Projects and to adopted CPs using the existing distribution and allocation system. A total of 600,000 square feet of CFA would be available in this alternative, 2) An additional 400 new TAUs to be distributed as Bonus Units. These units would be distributed under the same system and regulatory structure as under Alternative 1, 3) Approximately 5,200 new residential allocations would be made available, 4) Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be restricted to districts designated as PTOD areas. LU.IMP-30 Maintain existing Plan Areas Statements (PAS) system and Land Use Map; however; modify the PASs to account for land use changes |

Alternative 3 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 3 -- LAND USE (same as Alternative 1 except for the following modifications and/or additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|--|-----------------|--|---|---|---|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | | | | | that have occurred since the adoption of the 1987 Regional Plan such as acquisition of lands by public agencies and to conform TRPA's land use classification to the USFS management areas. Specific changes to plan area boundaries are proposed to create consistency between TRPA's plan and local and federal land use plans. |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-2 | A | This amended goal is reworded for clarity. | NONE | LU-2.2 DIRECT LAND USE AND GROWTH TO APPROPRIATE AREAS OF THE REGION AND CONCENTRATE ADDITIONAL DEVELOPMENT IN URBAN AREAS WHERE INFRASTRUCTURE CAPACITY AND FACILITIES CAN BE MADE AVAILABLE | N | This new policy acts to support to direct growth and redevelopment to urban areas that have the supporting infrastructure and to promote concentrated development to reduce the reliance on the automobile. | LU.IMP-29 LU.IMP-30 |

Alternative 3 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 3 -- LAND USE (same as Alternative 1 except for the following modifications and/or additions) | | | | | | | | | | |
|--|----------------------------------|----------------------|----------------------|--|-----------------------|------------------------|------------------------|--|-------------------------|--------------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | | MOST EFFICIENTLY. | | | |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|--|---|---|--|--|---|---|--|--|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 DIRECT THE AMOUNT AND LOCATION OF NEW LAND USES IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT. | LU-2 THE AMOUNT AND LOCATION OF LAND USES ARE DIRECTED IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT. | A | This amended goal is reworded for clarity. | LU2.1 THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES. | LU-2.1 LIMIT THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME IN ACCORDANCE WITH THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES. | A | This amended policy is reworded for clarity. | LU.IMP-30 Amend Chapter 33, Allocation of Development. 1) An additional 200,000 square feet of new CFA will be reserved for transfer of development only. CFA would be distributed with incentives as a matching reward to projects proposing transfer of CFA from sensitive lands to districts designated as Town Centers and Tourist Centers, 2) There will be no new TAUs in Alternative 4, 3) Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes: 10% of annual allocations would be reserved for a Resident Occupancy Program, Approximately 2,600 new residential allocations would be made available, 4) Assignment of the 1,000 bonus units remaining from the 1987 Regional Plan would be available |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|--|-----------------|--|---|--|---|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | | | | | only in districts designated as PTOD areas. |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-3 | A | This amended goal is reworded for clarity. | NONE | LU-2.2 DIRECT LAND USE AND GROWTH TO APPROPRIATE AREAS OF THE REGION AND CONCENTRATE ADDITIONAL DEVELOPMENT IN URBAN AREAS WHERE INFRASTRUCTURE CAPACITY AND FACILITIES CAN BE MADE AVAILABLE MOST EFFICIENTLY. | N | This new policy acts to support to direct growth and redevelopment to town centers that have the supporting infrastructure and to promote concentrated development to reduce the reliance on the automobile. | LU.IMP-30 |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|--|--|-----------------|---|------------------|---|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-3 | A | This amended goal is reworded for clarity. | LU2.2 SPECIFIC LAND USE POLICIES SHALL BE IMPLEMENTED THROUGH THE USE OF PLANNING AREA STATEMENTS FOR EACH OF THE PLANNING AREAS IDENTIFIED IN THE MAP INCLUDED IN THIS PLAN (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE AND CHARACTER HAVE BEEN MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING FIVE LAND USE CLASSIFICATIONS: CONSERVATION, RECREATION, RESIDENTIAL, COMMERCIAL AND PUBLIC SERVICE, AND TOURIST. THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. OTHER DETAILED PLANS, | SAME | U | NA | LU.IMP-30 LU.IMP-31 Maintain existing Plan Areas Statements (PAS) system and Land Use Map; however, modify the PASs to account for land use changes that have occurred since the adoption of the 1987 Regional Plan such as acquisition of lands by public agencies and to conform TRPA's land use classification to the USFS management areas. Specific changes to plan area boundaries are proposed to create consistency between TRPA's plan and local and federal land use plans. LU.IMP-32 PTOD by focusing on concentrating development in plan areas with new allocations and commodities. New allocations would be used in conjunction with transfers of development and would focus on 5 areas within existing urban areas with the greatest potential for redevelopment that would enhance |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|----------------|--|-----------------|---|------------------|--|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED. THESE DETAILED PLANS MAY COMBINE TWO OR MORE OF THE FIVE LAND USE CLASSIFICATIONS. | | | | community character, environmental quality, and walkability. More concentrated development would take place within a portion of the following five designated Plan Areas: South Y, South Stateline, North Stateline, Lower Kingsbury, Kings Beach. |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|--|---|-----------------|---|------------------|-------------------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-3 | A | This amended goal is reworded for clarity. | LU2.3 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS. | SAME | U | NA | LU.IMP-30 LU.IMP-31 LU.IMP-32 |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-3 | A | This amended goal is reworded for clarity. | LU2.4 THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE | SAME | U | | LU.IMP-30 LU.IMP-31 LU.IMP-32 |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|----------------|--|-----------------|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS. | | | | |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|--|--|-----------------|---|------------------|-------------------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-3 | A | This amended goal is reworded for clarity. | LU2.5 ALL PLAN AREA STATEMENTS, COMMUNITY PLANS, OR OTHER SPECIFIC PLANS ADOPTED BY THE AGENCY SHALL SPECIFY THE TOTAL ADDITIONAL DEVELOPMENT WHICH MAY BE PERMITTED WITHIN THE REGION, NOT TO EXCEED THE LIMITATIONS SET FORTH IN A, B, C, D, AND E, BELOW. RECONSTRUCTION AND RELOCATION OF EXISTING DEVELOPMENT ARE NOT CONSIDERED ADDITIONAL DEVELOPMENT. (SEE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT FOR GROWTH MANAGEMENT AND TRANSFER OF DEVELOPMENT PROVISIONS.) | SAME | U | NA | LU.IMP-30 LU.IMP-31 LU.IMP-32 |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|--|--|-----------------|---|------------------|-------------------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU2 | LU-3 | A | This amended goal is reworded for clarity. | LU2.6 IN ORDER TO BE RESPONSIVE TO THE NEEDS AND OPPORTUNITIES OF VARIOUS AREAS WITHIN THE REGION, SPECIFIC COMMUNITY PLANS (CPs) MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. COMMUNITY PLANS SHALL GUIDE DEVELOPMENT IN SPECIFIED AREAS FOR AT LEAST THE FIRST TEN YEARS OF THE PLAN AND SHALL BE KEPT CURRENT BY PERIODIC REVIEW. THE TRPA SHALL ACTIVELY ENCOURAGE PROMPT DEVELOPMENT OF COMMUNITY PLANS FOR ALL DESIGNATED AREAS, WITH A GOAL OF COMPLETING THE COMMUNITY PLANS BY DECEMBER 1, 1989. THE AREAS DESIGNATED SHALL BE THOSE WHERE COMMERCIAL USE IS CONCENTRATED OR SHOULD BE CONCEN-TRATED. | SAME | U | NA | LU.IMP-30 LU.IMP-31 LU.IMP-32 |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|----------------|--|-----------------|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | THEY SHALL BE AREAS SERVED, OR EASILY SERVED, BY TRANSIT SYSTEMS, WHICH HAVE ADEQUATE HIGHWAY ACCESS, WHICH HAVE, OR CAN HAVE, HOUSING IN THE VICINITY AVAILABLE FOR EMPLOYEES WORKING IN THE AREA, AND WHICH OTHERWISE QUALIFY AS AREAS SUITABLE FOR CONTINUED OR INCREASED LEVELS OF COMMERCIAL ACTIVITY. SOME AREAS, BECAUSE OF THEIR EXISTING AND PROPOSED DEVELOPMENT PATTERNS, MAY INCORPORATE MORE THAN COMMERCIAL USE CLASSIFICATIONS. | | | | |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|--|---|---|--|--|--|---|--|--|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | NONE | LU3 ALL NEW DEVELOPMENT SHALL CONFORM TO THE COEFFICIENTS OF ALLOWABLE LAND COVERAGE AS SET FORTH IN "THE LAND CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA-NEVADA, A GUIDE FOR PLANNING, BAILEY, 1974." | LU-4 ALLOWABLE LAND COVERAGE IN THE TAHOE BASIN SHALL BE SET IN ACCORDANCE WITH THE LAND CAPABILITY DISTRICT CLASSIFICATION METHODOLOGY AND DISTRICT-BASED LAND COVERAGE LIMITATIONS SET FORTH IN THE LAND-CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA-NEVADA, A GUIDE FOR PLANNING (BAILEY 1974). | A | This amended goal is reworded for clarity. | LU3.1 ALLOWED BASE LAND COVERAGE FOR ALL NEW PROJECTS AND ACTIVITIES SHALL BE CALCULATED BY APPLYING THE BAILEY COEFFICIENTS, AS SHOWN BELOW, TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY. A. In the case of subdivisions approved by TRPA in conformance with the coefficients coverages assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or | LU-4.1 BASE ALLOWABLE LAND COVERAGE SHALL BE DETERMINED BY APPLYING THE ALLOWABLE LAND COVERAGE COEFFICIENTS DERIVED BY BAILEY (1974) (SHOWN BELOW) TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY. A. In the case of subdivisions approved by TRPA in conformance with the bailey coefficients, the coverages assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D. B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be | A | This amended policy is reworded for clarity. | LU.IMP-33 Amend Chapter 20, Coverage to limit the maximum allowable coverage (base allowable plus transferred) to 50% for commercial facilities on vacant parcels. LU.IMP-34 Amend Chapter 20, Coverage to allow soft coverage transfers from sensitive and non-sensitive lands for commercial, tourist accommodation, and/or mixed-use facilities located within adopted CPs. LU.IMP-35 Amend Chapter 20, Coverage: A coverage transfer ratio of 2:1 (sending: receiving) would apply to all transfers in excess of allowable base coverage when transferring coverage from sensitive lands, (ii) a coverage transfer ratio of 3:1 (sending: receiving) would apply to all transfers in excess of allowable base coverage when transferring coverage from non-sensitive lands.. |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|----------------|--|--|---|------------------|---|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | building sites, and common area facilities. A list of such PUDs appears in Attachment E. C. After December 31, 1988, for vacant residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.) The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy. | apportioned to the individual lots or building sites, and common area facilities. A list of such PUDs appears in Attachment E. C. After December 31, 1988, for vacant residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. (See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.) The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy. | | | LU.IMP-36 Amend Chapter 20, Coverage to require that in lieu excess coverage mitigation fees be used for the acquisition and restoration off existing coverage only, and not for the acquisition and retirement of potential land coverage. |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| <p align="center">Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions)</p> | | | | | | | | | | |
|---|---------------------------|---------------|---------------|---|--|---|--|---|---|---|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| 1.8.1 Land Use/J. Hitchcock | None | LU3 | LU-4 | A | This amended goal is reworded for clarity. | <p>LU3.2 THE ALLOWED COVERAGE IN POLICY 1 MAY BE INCREASED BY TRANSFER OF LAND COVERAGE WITHIN HYDROLOGICALLY RELATED AREAS UP TO THE LIMITS AS SET FORTH IN A, B, C, D, AND F OF THIS POLICY:</p> <p>SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAPPED ACCESS, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS.</p> <p>LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT ARE FURTHER DESCRIBED IN GOAL #3 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.</p> <p>B. Commercial</p> | <p>LU-4.2 LAND COVERAGE MAY BE INCREASED ABOVE THE BASE ALLOWABLE COVERAGE LIMITS SET IN POLICY 1, UP TO THE MAXIMUM ALLOWABLE LAND COVERAGE LIMITS SET FORTH IN A, B, C, D, AND F OF THIS POLICY, BY TRANSFER OF LAND COVERAGE FROM HYDROLOGICALLY RELATED AREAS AND TRPA DESIGNATED COVERAGE-IMPAIRED WATERSHEDS. SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAPPED ACCESS FOR PUBLIC HEALTH AND SAFETY, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS. LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT</p> | A | <p>This amended policy is reworded for clarity. In the addition the policy is amended as follows:</p> <ul style="list-style-type: none"> * To allow for coverage from designated coverage-impaired watersheds to be transferred across Hydrologic Transfer Area boundaries for the purpose of creating an incentive for coverage reduction in impaired watersheds. * To allow for the transfer of coverage for public health and safety reasons. * To allow for commercial, tourist accommodation, and mixed-use facilities to transfer in up 50% coverage in adopted community plans to promote the concentration of development within community | <p>LU.IMP-33 LU.IMP-34 LU.IMP-35 LU.IMP-36</p> |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|----------------|---|---|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | <p>Facilities in a Community Plan: The maximum coverage allowed (Base + Transfer on an existing undeveloped parcel through a transfer program, shall be 70 percent of the land in capability districts 4 - 7, provided the parcel is within an approved community plan. For existing developed parcels, the maximum land coverage allowed is 50 percent coverage transfers to increase coverage from the base coverage up to 50 percent, shall be at a ratio of 1:1. Coverage transfers to increase coverage above 50 percent, shall be at gradually increasing ratios, with the transfer ratio for all the coverage over 50 percent determined as indicated on the following graph:</p> <p>C. Tourist Accommodation Facilities, Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan: The maximum coverage (Base + Transfer) allowed on a</p> | <p>ARE FURTHER DESCRIBED UNDER GOAL #3 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.</p> <p>B. Commercial Facilities, Tourist Accommodation Facilities, and Mixed-Use Facilities in a Community Plan: The maximum coverage allowed (Base + Transfer - shall be 50 percent of the land in capability districts 4 - 7, provided the parcel is within an approved community plan. Coverage transfers to increase coverage from the base coverage up to 50percent, shall be at a ratio of 2:1 when transferring coverage from sensitive lands (land capabilit districts 1-3). The coverage transfer ratio shall be 3:1 when transferring coverage from non-sensitive lands (land capability districts 4-7).</p> <p>C. Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan:</p> | | plan areas. | |

Alternative 4 – Land Use Goals, Policies, and Implementation Strategies

| Alternative 4 -- LAND USE (same as Alternative 2 except for the following modification/additions) | | | | | | | | | | |
|--|---------------------------|---------------|---------------|---|----------------|--|--|---|------------------|-------------------------|
| Element or Subelement/ Author | Pathway Desired Condition | Existing Goal | Proposed Goal | Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Goal Rationale | Existing Policy | Proposed Policy | Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged | Policy Rationale | Implementation Measures |
| | | | | | | parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ration to increase coverage from the base coverage to 50 percent shall be at a ration of 1:1. | The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ration to increase coverage from the base coverage to 50 percent shall be at a ration of 1:1. | | | |