

ATTACHMENT 1

RESOLUTION NO. 82-11

TABLE OF AMENDMENTS

August 26, 1992, Resolution 92-27;	Amends the footnote (1), to the single event noise threshold for aircraft
September 22, 1993, Resolution 93-16;	Deletion of the Management Standard and the addition of a Numerical Standard
May 28, 1997, Resolution 97-08;	Amends Exhibit A to revise the Noise, Fisheries, and Vegetation Thresholds
March 22, 2000, Resolution 00-05	Amends Exhibit A to revise the Air Quality Thresholds
May 23, 2001, Resolution 01-13	Amends Exhibit A to add Numerical Standard for Late Seral and Old Growth Forest Ecosystems
April 24, 2002, Resolution 02-07	Amends Exhibit A to revise the Vegetation Thresholds
July 23, 2003, Resolution 03-16	Additional Noise Measurement Standards for Watercraft
December 12, 2012, Resolution 12-18	Amends Exhibit A to revise certain Threshold Standards for Water Quality, Air Quality, Wildlife and Fisheries.

ATTACHMENT 1

RESOLUTION NO. 82-11

RESOLUTION OF THE GOVERNING BODY OF THE TAHOE REGIONAL PLANNING AGENCY ADOPTING ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES FOR THE LAKE TAHOE REGION

WHEREAS, the Governing Body of the Tahoe Regional Planning Agency (“TRPA”) finds:

1. On December 19, 1980 the Tahoe Regional Planning Compact (“Compact”) was amended, requiring, among other things, that the TRPA adopt Environmental Threshold Carrying Capacities for the Lake Tahoe Region. The Compact further requires that, within one (1) year after the adoption of the Environmental Threshold Carrying Capacities TRPA shall amend its regional plan so that, at a minimum, the plan and all of its elements, as implemented through Agency ordinances, rules and regulations, achieves and maintains the adopted Environmental Threshold Carrying Capacities.

2. The Compact finds, among other things, that: (a) the waters of Lake Tahoe and other resources of the Lake Tahoe Region are threatened with deterioration or degeneration; (b) said region exhibits unique environmental and ecological values; (c) said region is experiencing problems of resource use and deficiencies of environmental control; (d) increasing urbanization is threatening the ecological values of said region; (e) maintenance of the social and economic health of the region depends on maintaining the significant scenic, recreational, educational, scientific, natural and public health values provided by said region; (f) there is a public interest in protecting, preserving and enhancing said values for the residents of and visitors to said region; (g) in order to preserve the scenic beauty and outdoor recreational opportunities of said region, there is a need to insure an equilibrium between said region’s natural endowment and its man-made environment; and (h) it is imperative that there be established a TRPA with the powers, among others, to establish Environmental Threshold Carrying Capacities and to adopt and enforce a regional plan and implementing ordinances which will achieve and maintain such capacities while providing opportunities for orderly growth and development consistent therewith.

3. The Compact defines “environmental threshold carrying capacity” as “an environmental standard necessary to maintain a significant scenic, recreational, educational, scientific or natural value of the region or to maintain public health and safety within the region”.

4. Although not required to do so by the Compact, the Governing Body and Advisory Planning Commission of the TRPA, prior to the adoption of this resolution, conducted duly-noticed public hearings, at which hearings considerable oral testimony and documentary evidence were received and considered by the Governing Body and Advisory Planning Commission. Evidence in the record of said hearings, which evidence is hereby determined substantial, established that each of the Environmental Threshold Carrying Capacities adopted by this resolution is necessary to maintain significant scenic, recreational, educational, scientific or natural value of the Lake Tahoe region or to maintain public health and safety within the region.

5. The Environmental Threshold Carrying Capacities adopted hereby comply in all respects, procedural and substantive, with the Compact, as amended, and are necessary to effectuate and implement the same.

6. In addition to other evidence received at said public hearings, the Governing Body of the TRPA, prior to the adoption of this resolution, has received for the administrative record and had opportunity to review, a lengthy detailed study report concerning the Environmental Threshold Carrying Capacities, which report was prepared by TRPA staff and consultants and substantiates the Environmental Threshold Carrying Capacities adopted hereby.

7. The Environmental Threshold Carrying Capacities adopted by this resolution were the subject of an environmental impact statement (“EIS”), which was prepared, considered, circulated, certified and otherwise processed, reviewed and approved by the TRPA in accordance with the substantive and procedural provisions of Article VII of the Compact. Without limiting the generality of the foregoing, the Governing Body further finds that the said EIS contained the information required by Article VII (a)(2) of the Compact and provided the Governing Body substantial information upon which it could base a reasoned review and evaluation of the environmental impacts of the Environmental Threshold Carrying Capacities adopted by this resolution. The Governing Body further finds that, prior to approving this resolution, it made the alternative written findings required by Article VII (d) of the Compact, a separate written finding having been made for each significant effect identified in the EIS as resulting from the Environmental Threshold Carrying Capacities adopted hereby. The Governing Body further finds that said written findings are supported by substantial evidence in the record.

8. Pursuant to Article II (l) of the Compact, Environmental Threshold Carrying Capacities are to include, but not be limited to, standards for air quality, water quality, soil conservation, vegetation preservation and noise, thus permitting, if not requiring, the adoption of standards for other elements necessary to maintain a significant scenic, recreational, educational, scientific or natural value of the Lake Tahoe Region or to maintain public health and safety within the region.

9. In certain instances it was not reasonably possible or feasible to set forth Environmental Threshold Carrying Capacities as numerical standards, requiring in such instances that standards be set forth as management standards. The Governing Body further finds that the inability to set forth a numerical standard for a particular Environmental Threshold Carrying Capacity does not render such Environmental Threshold Carrying Capacity improper or inappropriate for adoption under the Compact. In association with adoption of Environmental Threshold Carrying Capacities, the Governing Body is adopting policy statements that will provide specific direction for Agency staff in development of the regional plan. It is the intent of the Governing Body that amendment or repeal of the Policy Statements shall be subject to the dual-majority voting provisions of Article III (g)(1) of the Compact.

10. The definition of “environmental threshold carrying capacity” set forth in Article II (i) of the Compact requires an exercise of discretion by the Governing Body in setting a standard “necessary to maintain a significant scenic, recreational, educational, scientific or natural value of the region or to maintain public health and safety within the region.” In approving this resolution, the Governing Body of the TRPA recognizes that it must amend the TRPA regional plan so that, at a minimum, the plan and all of its elements, as implemented through TRPA ordinances, rules and regulations, achieves and maintains the adopted Environmental Threshold Carrying Capacities. The Governing Body further recognizes that it is required under Article V (d) of the Compact to adopt a regional plan attaining and maintaining federal, state, or local air and water quality standards, whichever are strictest, in the respective portions of the Lake Tahoe Region for which such standards are applicable.

11. The Environmental Threshold Carrying Capacities adopted by this resolution are to be achieved and maintained through implementation of TRPA's regional plan, may be achieved and maintained pursuant to an orderly time schedule adopted for that purpose.

12. In adopting this resolution, the TRPA Governing Body expressly recognizes that there is a distinction between adoption of Environmental Threshold Carrying Capacities and the subsequent planning process resulting in an amended regional plan so that, at a minimum, the plan and all of its elements achieves and maintains the adopted Environmental Threshold Carrying Capacities.

13. Inasmuch as the Compact specifies no particular method for the adoption of Environmental Threshold Carrying Capacities, this resolution is a proper method for the adoption thereof.

14. The Governing Body recognizes that, in adoption of Environmental Threshold Carrying Capacities, it is establishing standards for the Lake Tahoe Region which must be carried out through the regional plan and that its jurisdiction to achieve and maintain those standards is limited to the Lake Tahoe Region.

15. The Governing Body recognizes that, in establishing Environmental Threshold Carrying Capacities for the Lake Tahoe Region, it is establishing the basis for a long-term program which will protect and enhance the significant environmental values of the region, which program will be reviewed from time to time to ensure its consistency with the currently available scientific evidence and technical and other information. Attainment of the Environmental Threshold Carrying Capacities prior to the dates scheduled in the regional plan, while beneficial, is not required.

16. The Governing Body recognizes that the Tahoe Regional Planning Compact, as amended, provides for the adoption of an orderly program to attain the environmental standards through the development of its regional plan, including time schedules for implementation of specific measures necessary to attain those standards and that an immediate or short-range demonstration of attainment of some standards is physically impossible.

17. The Governing Body recognizes and respects the legislative intent of the States of Nevada and California and the United States Congress in entering into and approving the Tahoe Regional Planning Compact, as amended.

18. The Governing Body recognizes that the degree of success in attaining and maintaining the Environmental Threshold Carrying Capacities depends upon a program of mutual cooperation among the two states, local governmental entities, the Federal Government and the private sector in implementing its regional plan.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Tahoe Regional Planning Agency as follows:

1. That the Governing Body will develop its regional plan, recognizing that out-of-basin sources of air pollution may affect its ability to achieve and maintain environmental standards. The cooperation of the States of California and Nevada and the Federal Government will be required to control sources of air pollution which contribute nitrogen loadings to the Lake Tahoe Region.

2. That the Governing Body hereby recognizes the long-term nature of the planning process established by the Compact and further recognizes that attainment and maintenance of the Environmental Threshold Carrying Capacities is a continuing process requiring establishment of time schedules by which the environmental standards will be attained, and the Governing Body intends to amend its regional plan to meet such requirements with realistic time schedules and the best available means.

3. That the Governing Body hereby recognizes the long-term nature of the planning process established by the Compact and further recognizes that some of the Environmental Threshold Carrying Capacities for water quality are currently being, and will likely continue to be, exceeded until some time after the full implementation of the loading reductions prescribed by the thresholds.

4. The Environmental Threshold Carrying Capacities shall be reviewed by staff and the Governing Body at the time of adoption of the regional plan to assure that said plan and the Environmental Threshold Carrying Capacities are consistent, and shall be reviewed at least every five years thereafter by the most appropriate means. After such review, the pertinent environmental threshold standards shall be amended where the scientific evidence and technical information indicate:

- (a) two or more threshold standards are mutually exclusive; or
- (b) substantial evidence to provide a basis for a threshold standard does not exist;
or
- (c) a threshold standard cannot be achieved; or
- (d) a threshold standard is not sufficient to maintain a significant value of the Region or additional threshold standards are required to maintain a significant value.

The Agency shall maintain a monitoring program to determine progress towards attainment of threshold standards and to provide the basis for such review and amendment of the threshold standards pursuant to the foregoing criteria.

5. That the Governing Body hereby recognizes the long-term nature of establishing, planning for and actually achieving the Environmental Threshold Carrying Capacities and will diligently pursue the attainment of those environmental standards through the regional plan and its schedule for implementation. The Governing Body further recognizes that the environmental standards adopted hereby may be considered as part of the environmental review process on projects reviewed pursuant to Article VI (b) of the Compact during the period of time prior to adoption of the regional plan envisioned by Article V(c) of the Compact and adoption of the ordinances required by Article V (g), and that no provision of this resolution or the environmental standards adopted hereby shall affect the maximum number of building permits authorized under the provisions of Article VI(c) of the Compact.

6. That the Governing Body hereby adopts the following as a statement of intent, which will guide the development of the regional plan and actions subsequent to the adoption of that plan:

- (a) The Governing Board hereby finds and declares that in adopting these Environmental Threshold Carrying Capacities it does not intend, and it shall not

be construed as authorizing the Agency, to exercise its power to grant or deny a permit in a manner which shall take or damage private property for public use without payment of just compensation.

- (b) Nothing in the adoption of these Environmental Threshold Carrying Capacities is intended to increase or decrease the rights of any property owner under the Constitution of California, Nevada or the United States.
- (c) It is the intent of the Governing Body that the Environmental Threshold Carrying Capacities will provide the basis for the adoption and enforcement of a regional plan and implementing ordinances which will achieve and maintain such capacities while at the same time providing opportunities for orderly growth and development consistent with such capacities. It is further the intent of the Governing Body that the regional plan will provide for carrying out all of the policies expressed in Article I of the compact.

7. That the Governing Body directs that the regional plan be so structured as to require a fair share of the financial resources required to implement the plan be borne by each of the entities or groups with interests in the region, including the State of California, the State of Nevada, the United States Government, entities of local government with jurisdiction within the Lake Tahoe Region, and the private sector; and

8. That the Environmental Threshold Carrying Capacities set forth in Exhibit "A", attached hereto and incorporated herein by this reference, be, and the same hereby are, adopted pursuant to Article V (b) of the Compact.

PASSED AND ADOPTED by the Governing Body of the Tahoe Regional Planning Agency this twenty-sixth day of August, 1982, by the following vote:

Ayes: Mr. Heikka, Mr. Hsieh, Mr. Meder, Mr. Stewart, Mr. Kjer, Mr. Steele,
Mr. Swackhamer, Mr. Sevison, Mr. Weise, Mr. Reed, Mr. Jacobsen,
Mr. Hall, Mr. Woods, Mr. Ferrari

Nays: None

Abstain: None

Absent: None



Bennie D. Ferrari, Chairman

EXHIBIT A
TO RESOLUTION NO. 82-11
AS AMENDED

**RESOLUTION OF THE GOVERNING BODY OF THE TAHOE REGIONAL PLANNING AGENCY
ADOPTING ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES FOR THE LAKE TAHOE
REGION**

WATER QUALITY

Deep Water (Pelagic) Lake Tahoe

NUMERICAL STANDARDS

Reduce fine sediment particles (inorganic particle size < 16 micrometers in diameter), total phosphorus, and total nitrogen in order to achieve the following long-term water quality standards for deep water (pelagic zone) Lake Tahoe:

- The annual average deep water transparency as measured by Secchi disk shall not be decreased below 29.7 meters (97.4 feet), the average levels recorded between 1967 and 1971 by the University of California, Davis.
- Maintain annual mean phytoplankton primary productivity at or below 52gmC/m²/yr.

POLICY

These numeric threshold standards for Pelagic Lake Tahoe are currently being exceeded and will likely continue to be exceeded until full implementation of the pollutant loading reductions prescribed by the Lake Tahoe Total Maximum Daily Load program and implemented by the State of California and Nevada. The cooperation of the states of California and Nevada will be required to control sources of air pollution which contribute nitrogen loadings to the Lake Tahoe Region.

MANAGEMENT STANDARD

Reduce the loading of dissolved phosphorus, iron, and other algal nutrients from all sources as required to achieve ambient standards for primary productivity and transparency.

Reduce dissolved inorganic nitrogen loads from surface runoff by approximately 50 percent, from groundwater approximately 30 percent, and from atmospheric sources approximately 20 percent of the 1973-81 annual average. This threshold relies on predicted reductions in pollutant loadings from out-of-basin sources as part of the total pollutant loading reduction necessary to attain environmental standards, even though the Agency has no direct control over out-of-basin sources. The cooperation of the states of California and Nevada will be required to control sources of air pollution which contribute nitrogen loadings to the Lake Tahoe Region.

Littoral Lake Tahoe

NUMERICAL STANDARD

Reduce dissolved inorganic nitrogen loading to Lake Tahoe from all sources by 25 percent of the 1973-81 annual average.

MANAGEMENT STANDARD

Reduce dissolved inorganic nitrogen loads from surface runoff by approximately 50 percent, from groundwater approximately 30 percent, and from atmospheric sources approximately 20 percent of the 1973-81 annual average. This threshold relies on predicted reductions in pollutant loadings from out-of-basin sources as part of the total pollutant loading reduction necessary to attain environmental standards, even though the Agency has no direct control over out of Basin

sources. The cooperation of the states of California and Nevada will be required to control sources of air pollution which contribute nitrogen loadings to the Lake Tahoe Region.

NUMERICAL STANDARD

Decrease sediment load as required to attain turbidity values not to exceed three NTU. In addition, turbidity shall not exceed one NTU in shallow waters of the Lake not directly influenced by stream discharges.

Reduce the loading of dissolved inorganic nitrogen, dissolved phosphorus, iron, and other algal nutrients from all sources to meet the 1967-71 mean values for phytoplankton primary productivity and periphyton biomass in the littoral zone.

Nearshore Attached Algae

MANAGEMENT STANDARD

Support actions to reduce the extent and distribution of excessive periphyton (attached) algae in the nearshore (littoral zone) of Lake Tahoe.

Aquatic Invasive Species

MANAGEMENT STANDARD

Prevent the introduction of new aquatic invasive species into the region's waters and reduce the abundance and distribution of known aquatic invasive species. Abate harmful ecological, economic, social and public health impacts resulting from aquatic invasive species.

Tributaries

NUMERICAL STANDARD

Attain applicable state standards for concentrations of dissolved inorganic nitrogen, dissolved phosphorus, and dissolved iron. Attain a 90 percentile value for suspended sediment concentration of 60 mg/1.

MANAGEMENT STANDARD

Reduce total annual nutrient and suspended sediment load to achieve loading thresholds for littoral and pelagic Lake Tahoe.

Surface Runoff

NUMERICAL STANDARD

Achieve a 90 percentile concentration value for dissolved inorganic nitrogen of 0.5 mg/1, for dissolved phosphorus of 0.1 mg/1, and for dissolved iron of 0.5 mg/1 in surface runoff directly discharged to a surface water body in the Basin.

Achieve a 90 percentile concentration value for suspended sediment of 250 mg/1.

MANAGEMENT STANDARD

Reduce total annual nutrient and suspended sediment loads as necessary to achieve loading thresholds for tributaries and littoral and pelagic Lake Tahoe.

Groundwater

MANAGEMENT STANDARD

Surface runoff infiltration into the groundwater shall comply with the uniform Regional Runoff Quality Guidelines as set forth in Table 4-12 of the Draft Environmental Threshold Carrying Capacity Study Report, May, 1982.

Where there is a direct and immediate hydraulic connection between ground and surface waters, discharges to groundwater shall meet the guidelines for surface discharges, and the Uniform Regional Runoff Quality Guide lines shall be amended accordingly.

Other Lakes

NUMERICAL STANDARD

Attain existing water quality standards.

SOIL CONSERVATION

Impervious Cover

MANAGEMENT STANDARD

Impervious cover shall comply with the Land-Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide For Planning, Bailey, 1974.

Stream Environment Zones

NUMERICAL STANDARD

Preserve existing naturally functioning SEZ lands in their natural hydrologic condition, restore all disturbed SEZ lands in undeveloped, unsubdivided lands, and restore 25 percent of the SEZ lands that have been identified as disturbed, developed or subdivided, to attain a 5 percent total increase in the area of naturally functioning SEZ lands.

AIR QUALITY

Carbon Monoxide

NUMERICAL STANDARD

Maintain carbon monoxide concentrations at or below 6 parts per million (7 mg/m³) averaged over 8 hours.

MANAGEMENT STANDARD

Reduce traffic volumes on the U.S. 50 Corridor by 7 percent during the winter from the 1981 base year between 4:00 p.m. and 12:00 midnight, provided that those traffic volumes shall be amended as necessary to meet the respective state standards.

Ozone

NUMERICAL STANDARD

Maintain ozone concentrations at or below 0.08 parts per million averaged over 1 hour.

Maintain oxides of nitrogen (NO_x) emissions at or below the 1981 level.

Regional Visibility[§]

NUMERICAL STANDARDS

Achieve an extinction coefficient of 25 Mm^{-1} at least 50 percent of the time as calculated from aerosol species concentrations measured at the Bliss State Park monitoring site (visual range of 156 kilometers, 97 miles); and

Achieve an extinction coefficient of 34 Mm^{-1} at least 90 percent of the time as calculated from aerosol species concentrations measured at the Bliss State Park monitoring site (visual range of 115 kilometers, 71 miles).

[§](Calculations will be made on three year running periods. Beginning with the existing 1991-93 monitoring data as the performance standards to be met or exceeded.)

Subregional Visibility

NUMERICAL STANDARD[§]

Achieve an extinction coefficient of 50 Mm^{-1} at least 50 percent of the time as calculated from aerosol species concentrations measured at the South Lake Tahoe monitoring site (visual range of 78 kilometers, 48 miles); and

Achieve an extinction coefficient of 125 Mm^{-1} at least 90 percent of the time as calculated from aerosol species concentrations measured at the South Lake Tahoe monitoring site (visual range of 31 kilometers, 19 miles); and

Calculations will be made on three year running periods. Beginning with the existing 1991-93 monitoring data as the performance standards to be met or exceeded.)

Respirable and Fine Particulate Matter

NUMERICAL STANDARD

Particulate Matter₁₀ 24-hour Standard: Maintain Particulate Matter₁₀ at or below 50 $\mu g/m^3$ measured over a 24-hour period in the portion of the Region within California, and maintain Particulate Matter₁₀ at or below 150 $\mu g/m^3$ measured over a 24-hour period in the portion of the Region within Nevada. Particulate Matter₁₀ measurements shall be made using gravimetric or beta attenuation methods or any equivalent procedure which can be shown to provide equivalent results at or near the level of air quality standard.

NUMERICAL STANDARD

Particulate Matter₁₀ Annual Arithmetic Average - Maintain Particulate Matter₁₀ at or below annual arithmetic average of 20 $\mu g/m^3$ in the portion of the Region within California, and maintain Particulate Matter₁₀ at or below annual arithmetic average of 50 $\mu g/m^3$ in the portion of the Region within Nevada. Particulate Matter₁₀ measurements shall be made using gravimetric or beta attenuation methods or any equivalent procedure which can be shown to provide equivalent results at or near the level of air quality standard.

NUMERICAL STANDARD

Particulate Matter_{2.5} 24-hour Standard - Maintain Particulate Matter_{2.5} at or below 35 $\mu g/m^3$ measured over a 24-hour period using gravimetric or beta attenuation methods or any equivalent procedure which can be shown to provide equivalent results at or near the level of air quality standard.

[§] Amended 03/22/00

[§] Amended 03/22/00

NUMERICAL STANDARD

Particulate Matter_{2.5} Annual Arithmetic Average - Maintain Particulate Matter_{2.5} at or below annual arithmetic average of 12µg/m³ in the portion of the Region within California and maintain Particulate Matter_{2.5} at or below annual arithmetic average of 15µg/m³ in the portion of the Region within Nevada. Particulate Matter_{2.5} measurements shall be made using gravimetric or beta attenuation methods or any equivalent procedure which can be shown to provide equivalent results at or near the level of air quality standard.

Nitrate Deposition

MANAGEMENT STANDARD

Reduce the transport of nitrates into the Basin and reduce oxides of nitrogen (NOx) produced in the Basin consistent with the water quality thresholds.

Reduce vehicle miles of travel in the Basin by 10 percent of the 1981 base year values.

Odor

POLICY STATEMENT

It is the policy of the TRPA Governing Board in the development of the Regional Plan to reduce fumes from diesel engines to the extent possible.

VEGETATION PRESERVATION

Common Vegetation

MANAGEMENT STANDARD

Increase plant and structural diversity of forest communities through appropriate management practices as measured by diversity indices of species richness, relative abundance, and pattern.

- Maintain the existing species richness of the Basin by providing for the perpetuation of the following plant associations:

Yellow Pine Forest: Jeffrey pine, White fir, Incense cedar, Sugar pine.

Red Fir Forest: Red fir, Jeffrey pine, Lodgepole pine, Western white pine, Mountain hemlock, Western juniper.

Subalpine Forest: Whitebark pine, Mountain hemlock, Mountain mahogany.

Shrub Association: Greenleaf and Pinemat manzanita, Tobacco brush, Sierra chinquapin, Huckleberry oak, Mountain whitethorn.

Sagebrush Scrub Vegetation: Basin sagebrush, Bitterbrush, Douglas chaenactis.

Deciduous Riparian: Quaking aspen, Mountain alder, Black cotton-wood, Willow.

Meadow Associations (Wet and Dry Meadow): Mountain squirrel tail, Alpine gentian, Whorled penstemon, Asters, Fescues, Mountain brome, Corn lilies, Mountain bentgrass, Hairgrass, Marsh marigold, Elephant heads, Tinker's penney, Mountain Timothy, Sedges, Rushes, Buttercups.

Wetland Associations (Marsh Vegetation): Pond lilies, Buckbean, Mare's tail, Pondweed, Common bladderwort, Bottle sedge, Common spikerush.

Cushion Plant Association (Alpine Scrub): Alpine phlox, Dwarf ragwort, Draba.

- Relative Abundance - of the total amount of undisturbed vegetation in the Tahoe Basin;

1. Maintain at least four percent meadow and wetland vegetation.
 2. Maintain at least four percent deciduous riparian vegetation.
 3. Maintain no more than 25 percent dominant shrub association vegetation.
 4. Maintain 15-25 percent of the Yellow Pine Forest in seral stages other than mature.
 5. Maintain 15-25 percent of the Red Fir Forest in seral stages other than mature.
- Pattern - Provide for the proper juxtaposition of vegetation communities and age classes by;
 1. Limiting acreage size of new forest openings to no more than eight acres.
 2. Adjacent openings shall not be of the same relative age class or successional stage to avoid uniformity in stand composition and age.

A nondegradation standard to preserve plant communities shall apply to native deciduous trees, wetlands, and meadows while providing for opportunities to increase the acreage of such riparian associations to be consistent with the SEZ threshold.

Native vegetation shall be maintained at a maximum level to be consistent with the limits defined in the *Land Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide For Planning, Bailey, 1974*, for allowable impervious cover and permanent site disturbance.

POLICY STATEMENT

It shall be a policy of the TRPA Governing Board that a nondegradation standard shall permit appropriate management practices.

Late Seral and Old Growth Forest Ecosystems

NUMERICAL STANDARD

Attain and maintain a minimum percentage of 55 percent by area of forested lands within the Tahoe Region in a late seral or old growth condition, and distributed across elevation zones. To achieve the 55 percent, the elevation zones shall contribute as follows:

- The Subalpine zone (greater than 8,500 feet elevation) will contribute 5 percent (7,600 acres) of the forested lands;
- The Upper Montane zone (between 7,000 and 8,500 feet elevation) will contribute 30 percent (45,900 acres) of forested lands;
- The Montane zone (lower than 7,000 feet elevation) will contribute 20 percent (30,600 acres) of forested lands.

Forested lands within TRPA designated urban areas are excluded in the calculation for threshold attainment. Areas of the montane zone within 1,250 feet of urban areas may be included in the calculation for threshold attainment if the area is actively being managed for late seral and old growth conditions and has been mapped by TRPA. A maximum value of 40 percent of the lands within 1,250 feet of urban areas may be included in the calculation.

Because of these restrictions the following percentage of each elevation zone must be attained to achieve this threshold:

- 61 percent of the Subalpine zone must be in a late seral or old growth condition;
- 60 percent of the Upper Montane zone must be in a late seral or old growth condition;
- 48 percent of the Montane zone must be in a late seral or old growth condition;

Uncommon Plant Communities

NUMERICAL STANDARD^{§§}

Provide for the nondegradation of the natural qualities of any plant community that is uncommon to the Basin or of exceptional scientific, ecological, or scenic value. This threshold shall apply but not be limited to (1) the deepwater plants of Lake Tahoe, (2) Grass Lake (sphagnum bog), (3) Osgood swamp, (4) the Freel Peak Cushion Plant community, (5) Taylor Creek Marsh, (6) Pope Marsh, (7) Upper Truckee Marsh, and (8) Hell Hole.

Sensitive Plants

NUMERICAL STANDARD

Maintain a minimum number of population sites for each of five sensitive plant species.

<u>Species^{§§}</u>	<u>Number of Population Sites</u>
<u>Lewisia pygmaea longipetala</u>	2
<u>Draba asterophora v. macrocarpa</u>	2
<u>Draba asterophora v. asterophora</u>	5
<u>Rorippa subumbellata</u>	26
<u>Arabis rigidissima v. demote</u>	7

WILDLIFE

Special Interest Species

NUMERICAL STANDARD

Provide a minimum number of population sites and disturbance zones for the following species:

<u>Species of interest</u>	<u>Population sites</u>	<u>Disturbance zone (mi.)</u>	<u>Influence zone (mi.)</u>
Goshawk	12	Most suitable 500 acres surrounding nest site including a 0.25 mile buffer centered on nest sites	3.50
Osprey	4	0.25	0.60
Bald Eagle (Winter)	2	Mapped areas	Mapped areas
Bald Eagle (Nesting)	1	0.50	Variable
Golden Eagle	4	0.25	9.0
Peregrine	2	0.25	7.6
Waterfowl	18	Mapped areas	Mapped areas
Deer	-	Mapped areas	Meadows

^{§§} Amended 04/24/02

Habitats of Special Significance

MANAGEMENT STANDARD

A nondegradation standard shall apply to significant wildlife habitat consisting of deciduous trees, wetlands, and meadows while providing for opportunities to increase the acreage of such riparian associations.

FISHERIES

Stream Habitat

NUMERICAL STANDARD

Maintain the 75 miles of excellent, 105 miles of good, and 38 miles of marginal stream habitat as indicated by the [§]Stream Habitat Quality Overlay map, amended May 1997, based upon the re-rated stream scores set forth in Appendix C-1 of the 1996 Evaluation Report.

Instream Flows

MANAGEMENT STANDARD

Until instream flow standards are established in the Regional Plan to protect fishery values, a nondegradation standard shall apply to instream flows.

POLICY STATEMENT

It shall be a policy of the TRPA Governing Board to seek transfers of existing points of water diversion from streams to Lake Tahoe.

Lahontan Cutthroat Trout

POLICY STATEMENT

It shall be the policy of the TRPA Governing Board to support, in response to justifiable evidence, state and federal efforts to reintroduce Lahontan cutthroat trout.

Lake Habitat

MANAGEMENT STANDARD

A nondegradation standard shall apply to fish habitat in Lake Tahoe. Achieve the equivalent of 5,948 total acres of excellent habitat [§]as indicated by the Prime Fish Habitat Overlay Map as may be amended based on best available science.

[§] Amended 5/28/97

NOISE

Single Noise Events

NUMERICAL STANDARD

The following maximum noise levels are allowed: All values are in decibels)

Source	Threshold – dBA			Monitoring Distances
	Overall	Less Than 35 MPH	Greater Than 35 MPH	
Aircraft	80 ¹	--	--	6,500 m-start of takeoff roll 2,000 m-runway threshold approach
	77.1 ²	--	--	6,500 m-start of takeoff roll 2,000 m-runway threshold approach
Watercraft ^{3§}				
1. Pass-By Test	82 L _{max}	--	--	50 ft.-engine at 3,000 rpm
2. Shoreline Test	75 L _{max}	--	--	Microphone 5 ft. above water, 2 ft., above curve of shore, dock or platform. Watercraft in Lake, no minimum distance.
3. Stationary Test	88 dBA L _{max} for boats manufactured before January 1, 1993;	--	--	Microphone 3.3 feet from exhaust outlet - 5 feet above water.
	90 dBA L _{max} for boats manufactured after January 1, 1993	--	--	
Motor Vehicles Less Than 6,000 GVW	--	76	82	50 ft.
Motor Vehicles Greater Than 6,000 GVW	--	82	86	50 ft.
Motorcycles	--	77	86	50 ft.
Off-Road Vehicles	--	72	86	50 ft.
Snowmobiles	--	82	--	50 ft.
1.	^{§§} The single event noise standard of 80 dBA L _{max} for aircraft departures at Lake Tahoe Airport shall be effective immediately. The single event noise standard of 80 dBA L _{max} for aircraft arrivals at Lake Tahoe Airport is not to be effective until ten years after the adoption of an airport master plan by TRPA. The schedule for phasing in the 80 dBA arrival standard shall be based on a review and consideration of the relevant factors, including best available technology and environmental concerns, and shall maximize the reduction in noise impacts caused by aircraft arrivals while allowing for the continuation of general aviation and commercial service. The beginning arrival standard shall not exceed 84 dBA for general aviation and commuter aircraft, and 86 dBA for transport category aircraft.			
2.	Between the hours of 8 p.m. and 8 a.m.			
3.	Failure to meet any one of these three test standards exceeds the single noise event threshold for watercraft.			

[§] Amended 7/23/03

^{§§} Amended 08/26/92

Cumulative Noise Events[§]

NUMERICAL STANDARD

Background noise levels shall not exceed the following levels:

Land Use Category	Average Noise Level Or CNEL range (dBA)
High Density Residential Areas	55
Low Density Residential Areas	50
Hotel/Motel Areas	60
Commercial Areas	60
Industrial Areas	65
Urban Outdoor Recreation Areas	55
Rural Outdoor Recreation Areas	50
Wilderness and Roadless Areas	45
Critical Wildlife Habitat Areas	45

POLICY STATEMENT

It shall be the policy of the TRPA Governing Body in development of the Regional Plan to define, locate, and establish CNEL levels for transportation corridors

RECREATION

POLICY STATEMENT

It shall be the policy of the TRPA Governing Body in development of the Regional Plan to preserve and enhance the high quality recreational experience including preservation of high-quality undeveloped shorezone and other natural areas. In developing the Regional Plan, the staff and Governing Body shall consider provisions for additional access, where lawful and feasible, to the shorezone and high quality undeveloped areas for low density recreational uses.

It shall be the policy of the TRPA Governing Body in development of the Regional Plan to establish and ensure a fair share of the total Basin capacity for outdoor recreation is available to the general public.

SCENIC RESOURCES

Roadway and Shoreline Units

NUMERICAL STANDARD

Maintain or improve the numerical rating assigned each unit, including the scenic quality rating of the individual resources within each unit, as recorded in the Scenic Resources Inventory and shown in Tables 13-3, 13-5, 13-8 and 13-9 of the Draft Study Report.

Maintain the 1982 ratings for all roadway and shoreline units as shown in Tables 13-6 and 13-7 of the Draft Study Report.

Restore scenic quality in roadway units rated 15 or below and shoreline units rated 7 or below.

[§] Amended 5/28/97

Other Areas[§]

NUMERICAL STANDARD

Maintain or improve the numerical rating assigned to each identified scenic resource, including individual subcomponent numerical ratings, for views from bike paths and other recreation areas open to the general public as recorded in the 1993 Lake Tahoe Basin Scenic Resource Evaluation.

Built Environment

POLICY STATEMENT

It shall be the policy of the TRPA Governing Body in development of the Regional Plan, in cooperation with local jurisdictions, to insure the height, bulk, texture, form, materials, colors, lighting, signing and other design elements of new, remodeled and redeveloped buildings be compatible with the natural, scenic, and recreational values of the region.

[§] Amended 09/22/93

ATTACHMENT 2

TRPA-APPROVED SUBDIVISIONS IN CONFORMANCE WITH BAILEY COEFFICIENTS

The following is a list of TRPA-approved subdivisions (including planned unit developments) in which the Bailey coefficients were used to determine the base land coverage permitted on a lot. The approved coverages for each lot shall be the base coverage for that lot. Parcel maps of four or less units are not listed, but, may be included if it is found that they conform to the Bailey coefficients. This list may be updated by resolution of the Governing Board to be consistent with the provisions of the Land Use Subelement.

WASHOE COUNTY

1. Brookstone Condominium
2. Club Tahoe
3. Crystal Bay Palisades
4. Incline Crest
5. Forest Pines
6. Miners Ridge
7. Sea Cap Villas
8. Tahoe Palisades
9. Tyrolian Village #8

DOUGLAS COUNTY

1. Chalet Village
2. Chimney Rock Estates
3. Edgewood Creek Estates
4. Glenbrook Units 1, 2, and 3
5. Granite Springs
6. Hansens Hilltop Estates
7. Kingsbury Glen
8. Kingsbury Heights #3
9. Lake Village Professional Building
10. Marla Bay (Pinewild)
11. Uppaway (portion in Land Capability District 4)

PLACER COUNTY

1. Agate Bay Pines
2. Cedar Point
3. Highlands #4
4. Mein Trust Subdivision
5. Northshore Unit 2
6. Rocky Ridge Units 4 and 5
7. Tall Trees Tract

EL DORADO COUNTY/SOUTH LAKE TAHOE

1. Christmas Valley Acres
-

2. Cove South Townhouses
3. Highland Woods
4. Lighthouse Shores
5. Pine Hill
6. Sugar Pine Townhouses
7. Tahoe Tyrol
8. Tahoe Valley Apartments

ATTACHMENT 3 PLANNED UNIT DEVELOPMENTS

The following is a list of planned unit developments that do not conform to the Bailey coefficients and require consideration of common areas to calculate the base coverage for a lot. Parcel maps of four or less units are not listed, but, may be included if it is found that they conform to the Bailey coefficients. This list may be updated by resolution of the Governing Board to be consistent with the provisions of the Land Use Subelement.

EL DORADO COUNTY

Rubicon Park Estates
Waters Edge

CITY OF SOUTH LAKE TAHOE

Al Tahoe Lakeview Townhouses
Chateau du Lac Townhouses
Concept/Sierra Condominiums
Cote D'Azure
Cove (Dillingham) South 3A, 3B, 3C
El Rancho Estates
Heavenly Pines
Heavenly Valley Hotel & Townhouses
Heavenly Valley Village
Highland Woods Planned Development
J. P. Townhouses
Kings IV Subdivision
Lakeland Village Condominium & Apartments
Lakeland Village Units #1, 2, 3, 4
Lakeview Pines
Le Chateau
Needle Peak Villas
Pioneer Homes
Sitzmark, A Condominium
Ski Run Village Townhouses
Sky Meadows
St. Francis of the Woods
St. Moritz Isle Townhouses
The Summit at Heavenly Valley
Tahoe Marina Condominium
Tahoe Marina Shores
Tahoe Valley Apartments
Villa Tahoe

* Litigation Settlements

PLACER COUNTY

Brockway Springs of Tahoe
*Brockway Vista
Carnelian Woods
*Chambers Landing
Chateau Chamonix
Chinquapin
Crystal Tower
Dollar Cove
Dollar Hill Unit #2
*Fleur du Lac Condominiums
Four Seasons Estates
Heritage Cove
*Kings Run
Kingswood Village
Kingswood West
Lake Forest Glen
Lakeside Terrace
McKinney's Landing
The North Rim #1
Rocky Ridge Unit #2
Star Harbor Unit #1
Tahoe Marina Shores
Tahoe Taverns
Tahoya Shores
Talmont Estates
Tavern Shores
Villas at Lake Forest

DOUGLAS COUNTY

Castle Rock Park
Cave Rock Villas
Kingsbury Pines
Lake Village
Manzanita Heights
Ponderosa Park
Stanford Square
Summit Village
Tahoe Village
Uppaway (Land Capability Districts 1 and 2)
Villagers Townhouses

* Litigation Settlements

WASHOE COUNTY

Alpine Terrace
The Aspen
Brookside
Cedar Creek Housing
Cedar Crest
The Cedars
The Chalets
Chateau Apartments
Coeur du Lac
Country Club Court
Creekside East
Creekside West
Crystal Bay Cove
Fairway Pines
Fairway Woods
Forest Flower
Glenrock
Golf Green Court
High Sierra Condominiums
Incline Manor
Incline Mt. Rose Chalets
Incline Pines
Incline Pinnate
Incline Villa
Incline Village Unit #3
Incline Way Financial Center
Lake Haven I and II
1000 Lakeshore
999 Lakeshore
Lakeshore Terrace
Lakewood Square
McCloud Condominiums
Millstone Manor
Montclair Villas
Mountain House
Mountain Shadows of Incline
Northwood Estates
Peepsight Manor
Pine Creek
Royal Pines Condominiums
*Ski Lane - Bitterbrush
Skylake Condominiums
Southwood Court
Southwood Glen

* Litigation Settlements

WASHOE COUNTY PUDS – CONTINUED

Southwood Pines
Southwood Shadows
Still Water Cove
Tahoe Pines
Tahoe Racquet Club
Third Creek
Titlist Manor
Tyrolian Village (all units except #8)
The Village at Incline
Village Court
Village Highlands
Village Pines
Woodlake Villas
Woodmere of Incline
Woodminister
Woodstock

* Litigation Settlements

ATTACHMENT 4

ENVIRONMENTAL IMPACT STATEMENT MITIGATION MEASURES

- 1. Mitigation Measure 3.4-2: Develop and Implement a Best Construction Practices Policy for Construction Emissions.**
- 2. Mitigation Measure 3.4-5: Develop and Implement a Best Construction Practices Policy for TAC Emissions during Construction.**
- 3. Mitigation Measure 3.5-1: Implement Sustainability Measures with Performance Standard.**
- 4. Mitigation Measure 3.6-1: Establish and Implement a Region-Wide Traffic Noise Mitigation Program.**
- 5. Mitigation Measure 3.6-2: Develop and Implement a Best Construction Practices Policy for the Minimization of Exposure to Construction-Generated Noise and Ground Vibration.**
- 6. Mitigation Measure 3.6-3: Develop and Implement a Best Construction Practices Policy for the Minimization of Construction-Generated Noise and Ground Vibration.**
- 7. Mitigation Measure 3.6-4: Develop and Implement an Exterior Noise Policy for Mixed-Use Development.**
- 8. Mitigation Measure 3.12-2: Prepare a Regional Housing Needs Program and Implement Recommendations.**

ATTACHMENT 5

PRELIMINARY LIST OF PRIORITY PROJECTS

Projects noted with “***” were identified as priorities by the TRPA Governing Board during the plan refinement and adoption process. Other projects were identified by the Regional Plan Update Committee during the plan development process.

PROJECTS RELATED TO DEVELOPMENT ALLOCATIONS AND TRANSFERS

1. **Review and update the allocation release system (residential and non-residential) in coordination with the Local Government Committee.
2. **Review of the efficacy of the [development transfer] ratios.
3. Evaluate of the IPES program, including the unique situation in Placer County, and identify possible amendments to Regional Plan policies and/or the development code.
4. Consider incentives for the transfer of development to areas outside of Centers that meet certain requirements, such as transit service, pedestrian facilities, and commercial businesses.

PROJECTS RELATED TO LAND COVERAGE

1. **Complete a detailed review of coverage transfers across hydrologic zones. This review will include presentations from the California Tahoe Conservancy and the Nevada Land Bank / Nevada Division of State Lands.
2. Evaluate the coverage management system and identify possible amendments to Regional Plan policies and/or the Code of Ordinances.
3. Evaluate the water quality mitigation fee and coverage mitigation fee programs and consider amendments to reflect water quality impacts and benefits from development and redevelopment activities in accordance with updated Regional Plan policies. (Repeated in Water Quality)

PROJECTS RELATED TO COMMUNITY CHARACTER

1. **Prioritize an evaluation of Affordable Housing Policies. (also a required mitigation measure)
2. Evaluate Level of Service standards for regional roadways, including standards related to peak periods, and identify possible amendments to Regional Plan policies, the Code of Ordinances and/or Transportation plans and programs.
3. Evaluate policies and regulations related to drive-up windows and identify possible amendments to Regional Plan policies and/or the Code of Ordinances (Addressed in part by drive-up pharmacy Pilot Project)

4. Consider incentives or other regulatory revisions that would promote redevelopment of areas along the Truckee River, which are outside of the Lake Tahoe Hydrographic Tahoe Basin.

PROJECTS RELATED TO WATER QUALITY PROGRAMS

1. **Create a subcommittee of the TRPA Governing Board, along with interested parties, to explore options related to BMP compliance.
2. **Review stormwater discharge standards and resolve any inconsistencies with TMDL requirements.
3. Evaluate floodplain management strategies and identify possible amendments to Regional Plan policies and/or the Code of Ordinances.
4. Evaluate the Environmental Improvement Program (EIP) and identify possible amendments to the EIP based on Total Maximum Daily Load (TMDL) Pollutant/Stormwater Load Reduction Strategies (PLRPs and SLRPs) and other Regional Considerations.
5. Evaluate the water quality mitigation fee and coverage mitigation fee programs and consider amendments to reflect water quality impacts and benefits from development and redevelopment activities in accordance with updated Regional Plan policies. (Repeated in Coverage)
6. Evaluate SEZ Restoration strategies and identify possible amendments to Regional Plan policies and/or the Code of Ordinances.
7. Develop a strategy to initiate a public information campaign to educate the public about the plan to phase out the use and sale of chemical lawn fertilizer containing phosphorus by 2017, subject to outlined exceptions.

PROJECTS RELATED TO AIR QUALITY PROGRAMS

1. Develop an incentive program to encourage the replacement of non-compliant wood stoves and conversion of fireplaces by 2015.

PROJECTS RELATED TO PROCESS IMPROVEMENTS

1. **Implement a certified contractor program for Land Capability Verifications and consider additional procedural improvements related to the Land Capability Verification process.
2. Evaluate the Code of Ordinances and identify topics that could be modified to be more understandable and effective.
3. Develop standardized evaluation criteria for determining the suitability of soil conditions for wet season grading, activity on sensitive lands, and resource

management operations. Develop corresponding monitoring protocols for determining the effects of these activities on soil and water quality.

4. Reorganize the Rules of Procedure and incorporate it into the Code of Ordinances.
5. Evaluate the opportunity for a variance process within TRPA Code of Ordinance regulations.
6. Improve coordination of GIS data among agencies.
7. Evaluate TRPA Code of Ordinances requirements for Temporary Activities to streamline the process.
8. Evaluate TRPA permit security bonds that have been held for many years and develop a program for utilizing those funds.
9. Evaluate TRPA Code of Ordinances Chapter 21 for opportunities to update and consolidate use categories.
10. Consider additional financial assurances to fund site remediation if a project commences but is not completed in a specified time period.

OTHER PROJECTS

1. Develop an urban bear strategy and identify possible amendments to Regional Plan policies, the Code of Ordinances and/or agency programs.
2. Review of the TRPA Code of Ordinances requirements for historic resource protection to streamline the process and eliminate redundancy with California State Law.

ATTACHMENT 6 REGIONAL PLAN GLOSSARY

For the purpose of this Plan, certain terms or words used herein shall be interpreted as follows: Words in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular number. The word "shall" is mandatory, not permissive, unless the context indicates that a directory meaning is intended.

Accessory Uses: A use, building or other facility customarily a part of any permitted use that is clearly incidental and secondary to the permitted use and which does not change the character or intensity of the permitted use, or affect other properties in the vicinity. Such uses are dependent on the primary use and may not operate independent of the primary use.

Activity: Any conduct, active or passive, which may have an impact on the land, air, water, space or other natural resource of the Region.

Additional Development: Development that did not exist, or was not approved, on the effective date of the Regional Plan. Relocation or reconstruction of development is not additional development.

Advisory Planning Commission (APC): The Advisory Planning Commission of TRPA (Bi-State Compact, Article III(h)).

Agency: The Tahoe Regional Planning Agency including the Agency Governing Body and Agency staff.

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

Best Management Practices: Alternative structural and nonstructural practices, proven effective in erosion control and management of surface runoff in Lake Tahoe Region.

Center: A town center, the Regional Center or the High Density Tourist District.

Commercial: The retail or wholesale sale or rental of any article, substance, commodity or service.

Compact: The Tahoe Regional Planning Bi-State Compact, as amended and set forth in California Government Code Section 66801, Nevada Revised Statutes Section 277.200, or Public Law 96-551, 94 Stat. 3233, (December 19, 1980).

Condominium: An interest in real property defined or recognized under applicable (California or Nevada) state law as a condominium.

Conforming Area Plan: An Area Plan that has been found in conformance with the Regional Plan in accordance with Chapter 13 of the Code of Ordinances.

Coverage: See Land Coverage

Develop: The act of creating, establishing, constructing, or altering any project or activity.

Development Potential: Additional development which may be permitted by this Plan.

Division of Land: See Subdivision.

Effective Date of the Regional Plan: The date upon which TRPA commences implementation of the Regional Plan required by Article V of the Bi-State Compact. This date shall be set forth by ordinance.

Exist: Legally present on the effective date of the TRPA Regional Plan.

Findings: A written statement supported by substantial evidence in the record of the ultimate facts and the rationale supporting a conclusion that applicable Code of Ordinances or Bi-State Compact requirements are met.

Fish Habitat: The combination of qualities that create suitable conditions for the growth, reproduction, and production of fish. Specifically refers to those special environmental characteristics necessary for habitat needs of food, water, cover, and reproduction.

Flood Plain: Areas adjoining a watercourse, lake or other body of water that have been or may be covered by flood waters.

Governing Board: The governing board of TRPA (Bi-State Compact, Article III (a)).

Household: Collectively refers to all the individuals residing in a residential unit, whether related or not.

Land Coverage: 1) A man-made structure, improvement or covering, either created before February 10, 1972 or created after February 10, 1972 pursuant to either TRPA Ordinance No. 4, as amended, or other TRPA approval, that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement or covering. Such structures, improvements and coverings include but are not limited to roofs, decks, surfaces that are paved with asphalt, concrete or stone, roads, streets, sidewalks, driveways, parking lots, tennis courts, patios; and 2) lands so used before February 10, 1972, for such uses as for the parking of cars and heavy and repeated pedestrian traffic that the soil is compacted so as to prevent substantial infiltration. A structure, improvement or covering shall not be considered as land coverage if it permits at least 75 percent of normal precipitation directly to reach the ground and permits growth of vegetation on the approved species list. Common terms related to land coverage are:

- 1) Hard Coverage--man-made structures as defined above.
- 2) Soft Coverage--compacted areas without structures as defined above.

Land Disturbance: Disruption of land that includes alteration of soil, vegetation, surface hydrology, or subsurface hydrology on a temporary or permanent basis, through action including, but not limited to, grading.

Level of Service: For an intersection or roadway segment, the level of service is the delay to motorized vehicles and the volume/capacity ratio and is expressed by a series of letter grades from A (low v/c ratio and delay) through E (high v/c ratio and delay) and F (blocked).

Linear Public Facility: Public service facilities which are linear in nature such as roads, streets, trails, utilities transmission facilities and other similar right-of-ways. This also includes accessory uses directly relating to facilities such as pump houses, lift stations, sub stations, and access right-of-ways.

Lot: A parcel.

Multiple Family Dwelling: More than one residential unit located on a parcel. Multiple family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a fourplex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in Chapter 2. One detached secondary residence is included under secondary residence.

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

Native Plants: Plants indigenous or occurring naturally in the Lake Tahoe Basin.

Nonconforming Uses: Uses legally commenced prior to the effective date of the Regional Plan, July 1, 1987, which would be prohibited if new, are nonconforming uses and may be continued, subject to the provisions of Section 21.5. Existing development in a special use category for which the findings in subsection 21.2.2 have not been or can not be made shall be nonconforming uses.

Off-Road Vehicle Courses: Areas authorized by the Agency for the use of off road vehicles; including, but not limited to, dirt bike, enduro, hill climbing or other off-road motorcycle courses; also, areas authorized by the Agency for competitive events utilizing four wheel drive vehicles. Off road vehicle use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles.

PAOT (People At One Time): The number of people that a recreation use can accommodate at a given time. A measure of recreation capacity.

Parcel: An area of land or in the case of a condominium, separate space, whose boundaries have been established by some legal instrument such as a recorded map or recorded deed and which is recognized as a separate legal entity for purposes of transfer of title.

Permitted: Projects which have been reviewed and approved by the Agency.

Project: An activity undertaken by any person, including any public agency, that may substantially affect the land, water, air, space or any other natural resources of the region (Bi-State Compact, Article II(h)).

Public Right-of-Way: Lands dedicated or offered for dedication by title or easement for the purpose of access by the general public.

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

Public Health and Safety Facilities: Facilities operated by public agencies for protection of the public, including but not limited to, fire stations, other fire prevention and fire-fighting facilities, water and sewage facilities, transportation maintenance/storage facilities, police and sheriff substations and headquarters, including interim incarceration facilities able to accommodate a maximum of 100 prisoners at one time, and emergency facilities.

Recreation: Uses and facilities pertaining to outdoor forms of play, amusement, and relaxation.

Redevelopment: Development by a redevelopment agency pursuant to state and federal redevelopment law.

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

Regional Plan: The long-term general plan for the development of the region (Bi-State Compact, Article II(d)).

Residential: Uses, facilities and activities primarily pertaining to the occupation of buildings for living, cooking, and sleeping by the owner as a permanent or second home, by renters on a monthly or longer term basis, or by renters of a vacation rental that meets the Local Government Neighborhood Compatibility Requirements.

Residential Unit: One or more rooms containing one or more bedrooms, with not more than one kitchen, designed to be occupied permanently as an independent housekeeping unit by one family or one collective household with facilities for living, cooking, sleeping and eating.

Resource Management: Uses, facilities, and activities pertaining to the utilization, management, or conservation of natural resources.

Scenic Highway and Corridor: Roadway that has been determined to have outstanding scenic value. The scenic corridor includes the roadway right-of-way and extends 100 feet perpendicularly from the edge of the right-of-way boundary.

Shorezone: The area including the nearshore, foreshore, and backshore.

Single Family House: A detached structure which contains one residential unit.

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

Tahoe Basin: A general term for the Lake Tahoe drainage basin and portions of the Truckee River basin within the Region. Often used in place of the term "Region."

Thresholds: Environmental threshold carrying capacities (Bi-State Compact, Article II(i)).

Tolerance District: A segment of shoreline which exhibits a unique assemblage of compositional and geometric properties, possessing a distinctive physical capability in terms of present or projected use. Eight shorezone districts are recognized and described in more detail in the 1983 Shorezone Plan for Lake Tahoe.

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

TRPA: Tahoe Regional Planning Agency, including the Governing Board, Advisory Planning Commission and staff.

Urban Area: Urban areas are those areas designated as residential, tourist, or commercial/public service by the plan area statements. [Amended 12/21/94]

Vehicle Miles Traveled (VMT): The total miles traveled by a motorized vehicle, or a number of motorized vehicles, within a specific area or during a specified period of time.

Vehicle Trip: A vehicle trip is a one directional vehicle movement to or from a project area. The number of vehicle trips assigned to a project shall be the total daily vehicle trips to or from the project at its maximum hours of full operation during the review period. When exact numbers of vehicle trips are not known for a use, they shall be determined from the Trip Table or other competent technical information.

ATTACHMENT 7 LAND USE AND MANAGEMENT DESIGNATIONS FOR PLANNING AREAS

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
001A	Tahoe City CP	Commercial/ Public Service	Redirection
001B	Tahoe City Industrial	Commercial/ Public Service	Mitigation
002	Fairway Tract	Residential	Mitigation
003	Lower Truckee	Recreation	Redirection
004	Burton Creek	Conservation	Mitigation
005	Rocky Ridge	Residential	Mitigation
006	Fish Hatchery	Recreation	Redirection
007	Lake Forest Glen	Residential	Mitigation
008	Lake Forest	Residential	Mitigation
009A	Lake Forest Commercial	Commercial/ Public Service	Redirection
009B	Dollar Hill	Commercial/ Public Service	Mitigation
010	Dollar Point	Residential	Mitigation
011	Highlands	Residential	Mitigation
012	North Tahoe High School	Recreation	Mitigation
013	Watson Creek	Conservation	Mitigation
014	Cedar Flat	Residential	Mitigation
015	North Star	Recreation	Mitigation
016A	Carnelian Woods	Residential	Mitigation
016B	Carnelian Bay Subdivision	Residential	Mitigation
017	Carnelian Bay CP	Tourist	Redirection
018	Flick Point/Agate Bay	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
019	Martis Peak	Conservation	Mitigation
020	Kingswood West	Residential	Mitigation
021	Tahoe Estates	Residential	Mitigation
022	Tahoe Vista CP	Tourist	Redirection
023	Tahoe Vista Subdivision	Residential	Mitigation
024A	North Tahoe Recreation Area	Recreation	Mitigation
024B	Snow Creek	Recreation	Mitigation
025	Kingswood East	Residential	Mitigation
026	Kings Beach Industrial CP	Commercial/ Public Service	Redirection
027	Woodvista	Residential	Mitigation
028	Kings Beach Residential	Residential	Redirection
029	Kings Beach Commercial CP	Commercial/ Public Service	Redirection
030	Mount Rose	Conservation	Mitigation
031	Brockway	Residential	Mitigation
032	North Stateline Casino Core CP	Tourist	Redirection
033	Stateline Point	Residential	Mitigation
034	Crystal Bay	Residential	Mitigation
035	Crystal Bay Condominiums	Residential	Mitigation
036	Incline Village #4/Ponderosa	Residential	Mitigation
037	Lakeview	Residential	Mitigation
038	Wood Creek	Residential	Mitigation
039	Incline Village #2	Residential	Mitigation
040	Incline Village #1	Residential	Mitigation
041	Incline Village #3	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		DESIGNATIONS	
		<u>Land Use</u>	<u>Management</u>
042	Incline Village #5	Residential	Mitigation
043	Chateau/Country Club	Residential	Mitigation
044	Fairway	Residential	Mitigation
045	Incline Village Commercial CP	Commercial/ Public Service	Mitigation
046	Incline Village Residential	Residential	Mitigation
047	Tunnel Creek	Conservation	Mitigation
048	Incline Village Tourist CP	Tourist	Mitigation
049	Mill Creek	Residential	Mitigation
050	Mt. Shadows	Residential	Mitigation
051	Tyrolian Village	Residential	Mitigation
052	Incline Ski	Recreation	Mitigation
053	Incline Lake	Recreation	Mitigation
054	Ponderosa Ranch CP	Commercial/ Public Service	Redirection
055	East Shore	Recreation	Mitigation
056	Marlette Lake	Conservation	Mitigation
057	Spooner Lake	Recreation	Mitigation
058	Glenbrook	Residential	Mitigation
059	Shakespeare Point	Residential	Mitigation
060	Genoa Peak	Conservation	Mitigation
061	Logan Creek	Residential	Mitigation
062	Cave Rock	Residential	Mitigation
063	Lincoln	Residential	Mitigation
064	Lakeridge	Residential	Mitigation
065	Skyland	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
066	Zephyr Cove	Recreation	Mitigation
067	Marla Bay/Zephyr Heights	Residential	Mitigation
068	Round Mound	Recreation	Mitigation
069	Elk Point	Residential	Mitigation
070A	Edgewood	Recreation	Mitigation
070B	Rabe	Recreation	Mitigation
071	Round Hill Commercial CP	Commercial/ Public Service	Mitigation
072	Round Hill/Tahoe Dempsy	Residential	Mitigation
073	Lake Village	Residential	Mitigation
074	Round Hill Residential	Residential	Mitigation
075	Douglas County Sewer Improvement District	Commercial/ Public Service	Mitigation
076	Kingsbury Commercial CP	Commercial/ Public Service	Mitigation
077	Oliver Park	Residential	Redirection
078	Middle Kingsbury	Residential	Mitigation
079	Chimney Rock	Residential	Mitigation
080	Kingsbury Drainage	Conservation	Mitigation
081	Kingsbury Village	Residential	Mitigation
082	Upper Kingsbury	Residential	Mitigation
083	Kingsbury Heights	Residential	Mitigation
084	Palisades	Residential	Mitigation
085	Lakeview Heights	Residential	Mitigation
086	Heavenly Valley Nevada	Recreation	Mitigation
087	Heavenly Valley California	Recreation	Mitigation
088	Tahoe Village	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
089	Lakeside Park	Residential	Mitigation
089A	Stateline CP	Tourist	Mitigation
089B	Stateline/Ski Run CP	Tourist	Redirection
090	Tahoe Meadows	Residential	Mitigation
091	Stateline/Ski Run CP	Tourist	Redirection
092	Pioneer/Ski Run	Residential	Redirection
093	Bijou	Residential	Mitigation
094	Glenwood	Residential	Mitigation
095	Trout/Cold Creek	Conservation	Mitigation
096	Pioneer Village	Residential	Mitigation
097	Bijou Pines	Residential	Mitigation
098	Bijou/Al Tahoe CP	Commercial/ Public Service	Redirection
099	Al Tahoe Residential	Residential	Redirection
100	Truckee Marsh	Conservation	Maximum Regulation
101	Bijou Meadow	Recreation	Mitigation
102	Tahoe Keys	Residential	Mitigation
103	Sierra Tract - Commercial	Commercial/ Public Service	Redirection
104	Highland Woods	Residential	Mitigation
105	Sierra Tract	Residential	Redirection
106	Montgomery Estates	Residential	Mitigation
107	Black Bart	Residential	Mitigation
108	Winnemucca	Residential	Mitigation
109	Tahoe Valley Campground	Recreation	Mitigation
110	South "Y"	Commercial/ Public Service	Redirection

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
111	Tahoe Island	Residential	Mitigation
112	Gardner Mountain	Residential	Mitigation
113	Industrial Tract	Commercial/ Public Service	Redirection
114	Bonanza	Residential	Mitigation
115	Golden Bear	Residential	Mitigation
116	Airport	Commercial/ Public Service	Redirection
117	Tahoe Paradise (T.P.) Washoan	Residential	Mitigation
118	Twin Peaks	Conservation	Mitigation
119	Country Club Meadow	Recreation	Mitigation
120	Tahoe Paradise (T.P.) Meadowvale	Residential	Mitigation
121	Freel Peak	Conservation	Maximum Regulation
122	Tahoe Paradise - Mandan	Residential	Mitigation
123	Meyers Forest	Conservation	Mitigation
124	Meyers Residential	Residential	Mitigation
125	Meyers Commercial CP	Commercial/ Public Service	Mitigation
126	Pope Beach	Recreation	Redirection
127	Camp Richardson	Recreation	Mitigation
128	Baldwin	Recreation	Redirection
129	Fallen Leaf North	Recreation	Mitigation
130	Angora Ridge	Conservation	Mitigation
131	Angora Highlands	Residential	Mitigation
132	Mountain View	Residential	Mitigation
133	Tahoe Paradise - Upper Truckee	Residential	Mitigation
134	Echo View	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
135	Tahoe Paradise - Chiapa	Residential	Mitigation
136	KOA/Rainbow	Recreation	Mitigation
137	Christmas Valley	Residential	Mitigation
138	Tahoe Paradise - Nahane	Residential	Mitigation
139	Dardenelles	Conservation	Maximum Regulation
140	Echo Summit	Recreation	Mitigation
141	Luther Pass	Recreation	Mitigation
142	Echo Lake	Recreation	Mitigation
143	Desolation	Conservation	Maximum Regulation
144A	Fallen Leaf Forest Service Tracts	Recreation	Mitigation
144B	Lily/Angora Lakes	Recreation	Mitigation
145	South Fallen Leaf Lake	Residential	Mitigation
146	Emerald Bay	Recreation	Mitigation
147	Paradise Flat	Residential	Mitigation
148	Meeks Creek	Conservation	Mitigation
149	Rubicon	Residential	Mitigation
150	Meeks Bay	Recreation	Redirection
151	Glenridge	Residential	Mitigation
152	McKinney Lake	Conservation	Mitigation
153	Sugar Pine Point	Recreation	Mitigation
154	Tahoma Residential	Residential	Mitigation
155	Tahoma Commercial	Tourist	Redirection
156	Chambers Landing	Residential	Mitigation
157	Homewood/Tahoe Ski Bowl	Recreation	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
158	McKinney Tract	Residential	Mitigation
159	Homewood Commercial	Tourist	Redirection
160	Homewood Residential	Residential	Mitigation
161	Tahoe Pines	Residential	Mitigation
162	Blackwood	Conservation	Mitigation
163	Lower Ward Valley	Conservation	Mitigation
164	Sunnyside/Skyland	Residential	Mitigation
165	Timberland	Residential	Mitigation
166	Upper Ward Valley	Recreation	Mitigation
167	Alpine Peaks	Residential	Mitigation
168	Talmont	Residential	Mitigation
169	Sunnyside	Tourist	Redirection
170	Tahoe Park/Pineland	Residential	Mitigation
171	Tavern Heights	Residential	Mitigation
172	Mark Twain Tract	Residential	Redirection
173	Granlibakken	Tourist	Mitigation
174	64 Acre Tract	Recreation	Redirection
175	Cascade Properties	Residential	Mitigation