

**TRPA  
APC  
PACKETS**

**APRIL  
1986**

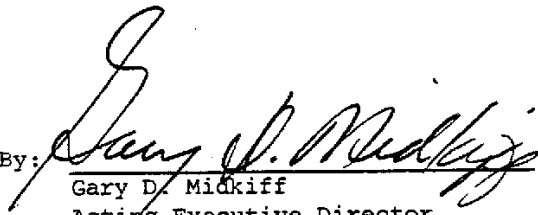
APC APRIL 8 86

NOTICE OF REGULAR MEETING  
TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that on Wednesday, April 9, 1986, commencing at 9:30 a.m., the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada. The agenda for said meeting is attached to and made a part of this notice.

Date: April 1, 1986

By:

  
Gary D. Midkiff  
Acting Executive Director  
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

TRPA Office, 195 U.S. Highway 50  
Round Hill, Zephyr Cove, Nevada

April 9, 1985  
9:30 a.m.

---

MEETING AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PLANNING MATTERS
  - A. Progress Report on Consensus-Building Workshops
  - B. Discussion and Recommendations on EIS for Regional Plan Revisions
  - C. Discussion and Recommendations Regarding Board Adoption of the Short Range Transit Program
  - D. Review of Goals and Policies Revisions
  - E. Discussion on the Tahoe Queen EIS
  - F. Scheduling Ordinance Committee Meetings
  - G. Status of TART Maintenance Facility EIS
  - H. Other
- V REPORTS
  - A. Report by the U.S. Forest Service on the Proposed Land and Resource Management Plan for the Lake Tahoe Basin
  - B. Staff
  - C. Legal Counsel
  - D. Public Interest Comments
  - E. APC Members
- VI RESOLUTIONS
- VII CORRESPONDENCE
- VIII PENDING MATTERS
- IX ADJOURNMENT

# TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50  
Round Hill, Zephyr Cove, NV

P.O. Box 1038  
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

## MEMORANDUM

April 1, 1986

To: Advisory Planning Commission  
From: Agency Staff  
Subject: Progress Report on Consensus-Building Workshops

On March 28, 1986 the TRPA Governing Board and the Consensus-Building Workshop held a joint meeting to discuss the IPES and the proposed coverage rules from the consensus process. The Board was generally supportive of the tentative agreements, but expressed a concern that the process must be wrapped up in the very near future. The Board agreed to hold another joint meeting on Wednesday, April 23.

The schedule of other Consensus-Building Workshop meetings for April is as follows:

April 7, 1986	CBW small group (coverage, IPES, SEZ)
April 11, 1986	CBW small group (commercial)
April 14, 1986	CBW large group (commercial)
April 17, 1986	Ad hoc monitoring committee meeting

APC members are welcome to attend any of these meetings. The staff hopes that by the end of April, the CBW will have resolved most, or all, of the major policy questions relating to the Regional Plan. (See also Agenda Item IV D.)

If you have any questions or comments on this agenda item, contact Dave Ziegler at (702) 588-3296.

DZ:mlm  
4/1/86

AGENDA ITEM IV A.

# TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50  
Round Hill, Zephyr Cove, NV

P.O. Box 1038  
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

## MEMORANDUM

April 1, 1986

To: Advisory Planning Commission

From: Agency Staff

Subject: Discussion and Recommendations on EIS for Regional Plan Revisions

Subsequent to our discussions at the March APC meeting on this topic, the staff has held internal discussions on the circulation of a supplement to the Regional Plan EIS. For a number of reasons, staff has decided to accelerate the schedule for preparation of a supplement. Some of the reasons are:

- Staff would like for the Governing Board to be able to take action on a package of amendments to the Goals and Policies Plan in June.
- It is desirable to circulate a document covering the changes in the REgional Plan sooner, rather than later, so that the Agency will be able to take public comments into account as early as possible.

On March 20, 1986, as required by the Agency's Rules and Regulations, the TRPA sent a notice of preparation (NOP) of an EIS supplement to a list of interested federal, state, and local agencies (see attachment). The NOP requested feedback from those agencies on scoping issues. The staff plans to complete the scoping process, draft the supplement, and place it in circulation by approximately April 11.

At the April APC meeting, the staff will make a brief presentation on this subject, and solicit recommendations from the APC on EIS-related issues. If you have questions or comments on this agenda item, please contact Dave Ziegler at (702) 588-3296.

DZ:mlm  
4/1/86

AGENDA ITEM IV B.

# TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50  
Round Hill, Zephyr Cove, NV

P.O. Box 1038  
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

March 20, 1986

Dear Sirs:

The Tahoe Regional Planning Agency (TRPA) would like to notify you of its intent to prepare a supplement to the Regional Plan EIS published in 1983. The supplement will address certain changes to the Regional Plan. The Governing Board will consider adoption of an amended Plan in the near future. We would appreciate your review of the material below, and request that you provide us with your comments, if any, by 5 p.m., April 1, 1986.

## Background

In February, 1984, the TRPA certified the EIS for Adoption of a Regional Plan for the Lake Tahoe Basin, and in April, 1984, adopted amendments to the Regional Plan. Subsequently, the State of California and the League to Save Lake Tahoe sued the Agency over the adequacy of the Regional Plan, and in June, 1984, obtained a broad preliminary injunction against the Agency prohibiting most project review activities under the Plan.

Since June, 1984, the Agency has been working to resolve the issue of alleged deficiencies in the 1984 Regional Plan. At this time a set of new Regional Plan amendments is nearly complete, and the TRPA plans to circulate a supplement to the Regional Plan EIS which describes the policies proposed for adoption, and the environmental impacts of those policies.

## Description of Proposed Policy Changes

In the interest of brevity, this description focuses on proposed policies that differ from the Regional Plan adopted in April, 1984. The proposed changes are generally as follows:

### I. Land Use

- A. The Plan Area Statements, through which the Agency sets forth specific land use regulations, will be depicted on official maps which reflect a reasonable projection of the amount of land available for specific uses for the life of the Plan. These maps

will be coordinated with other Agency maps to allow ready determination of the constraints on development and location of other relevant factors, such as capital improvement projects. Each plan area statement will also specify the maximum number of multiple-density-residential and tourist-accommodation units allowed.

- B. To be responsive to the needs and opportunities of the various areas within the region, specific community plans may be developed for designated commercial areas, where commercial uses are concentrated. The community plans would set forth specific standards, appropriate to the setting, which provide equal or superior measures to satisfy environmental thresholds in such areas as parking requirements, signage, snow storage, landscaping, scenic design, and density.

Development of community plans will take place through cooperative efforts of local government, community representatives, and the TRPA. The TRPA must, however, approve the community plans before they take effect, after determining that they comply with applicable Agency standards.

- C. In 1982, the TRPA adopted an environmental threshold standard for impervious coverage in the region. The implementation of that standard became a key issue in the litigation over the Regional Plan. The current proposal for regulation of impervious coverage includes the following features:

Single-Family Dwellings Through December 31, 1988, the Agency will approve impervious coverage for single-family development in accordance with the coverage coefficients in the Bailey land capability system (1974). Effective January 1, 1989, the Agency will determine the amount of allowable coverage based on an individual evaluation of the suitability of a given parcel for development. (See the discussion of the IPES, below.) The allowed coverage values will represent a continuous, as opposed to a discontinuous, function of the sensitivity of the parcel. Project proponents assigned coverage values less than a certain amount as yet to be determined may use coverage transfer programs to obtain additional coverage.

Commercial Development In areas without approved community plans, the Agency will apply the Bailey coverage coefficients to new commercial development. In areas with approved community plans, the Agency will allow additional coverage up to an amount to be determined, with the difference between the Bailey allowance and the amount allowed to be transferred from existing covered parcels within a hydrologically-related area. The Agency may provide for land banks to facilitate the transfer of coverage.

II. Regional Plan Implementation

- A. With respect to the rate of residential development, the Regional Plan will provide for approval of approximately 2,000 residential units between 1986 and 1991. After 1991, the TRPA will set new allocations based on progress toward meeting environmental thresholds and other factors.
- B. The Regional Plan will allow for an increase of approximately 400,000 square feet in net commercial floor space over the next ten years. After that time, the TRPA will set new allocations based on progress toward meeting environmental thresholds and other factors. Approximately 90 percent of the commercial allocation will be used within areas covered by approved community plans.
- C. Upon adoption of the Regional Plan, the TRPA will evaluate and rank all vacant residential parcels using an Individual Parcel Evaluation System (IPES). Effective January 1, 1989, the Agency will evaluate new single-family development using the IPES rankings. The system will rank parcels with respect to their relative environmental suitability for development, and use of the system shall not commence until all vacant parcels have been ranked. Only partial implementation of the IPES can occur before state certification and EPA approval of the TRPA's revised water quality management ("208") Plan.

The IPES will be an objective and scientifically-based system which evaluates each vacant parcel with respect to (1) relative erosion hazard, (2) runoff potential, (3) access difficulty, (4) water influence areas, (5) condition of watershed, (6) ability to revegetate, (7) need for water quality improvements in the vicinity, and (8) presence of surface rock.

When the rankings are completed, the Agency will establish a level in the numerical ranking immediately above the most-sensitive parcels, based on recommendations from a technical committee. Parcels above that level, having received an allocation, may pursue a building permit. Parcels below that level, upon receipt of an allocation, may transfer the allocation or relinquish it.

The numerical level defining the top rank will be lowered annually, by county, by the number of allocations issued during the previous year, provided that these five conditions are met: (1) parcels in the top rank are eligible for development under the applicable state "208" plan, (2) an IPES monitoring system is in place, (3) demonstrable progress is being made on water quality capital improvements in that county, (4) the inventory of vacant, sensitive parcels has been satisfactorily reduced, and (5) compliance with TRPA conditions of project approval in that county is satisfactory.



- D. The Regional Plan will include specific capital improvements programs for erosion and runoff control, stream environment zone restoration, and transportation improvements. The Plan will also include specific policies related to environmental monitoring, and establish a detailed monitoring work program which the TRPA will oversee. Changes in the Plan will also address phasing, density, enforcement, shorezone, and redevelopment.

Thank you for your interest in the Regional Plan. If you have any questions regarding this notice, please contact David Ziegler, Chief, Long Range Planning Division, at (702) 588-3296.

Sincerely,



William A. Morgan,  
Executive Director

WAM:cs

# TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50  
Round Hill, Zephyr Cove, NV

P.O. Box 1038  
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

## MEMORANDUM

April 1, 1986

To: Advisory Planning Commission

From: Agency Staff

Subject: Discussion and Recommendations Regarding Board Adoption of the Short Range Transit Program

The Tahoe Transportation District (TTD) contracted with ATE Management and Service Company, Inc. to update the existing Short Range Transit Program (S RTP). This work was to include the development of a service and financial plan for improving public transit service in the Lake Tahoe Basin. Elements of the S RTP update include a service plan, a financial analysis, a management options analysis, and transition plan.

The TTD is to review and give its final approval of the S RTP update on April 4, 1986. Because of time constraints on the TTD, a copy of the updated S RTP is not available at this time. Copies of the S RTP will be made available to the members of the APC for their review prior to taking any action on this matter. A more complete presentation on the status of the S RTP and the contents of the Program will be given at the APC meeting by a representative of the TTD.

For any additional information on this agenda item, please call Leif Anderson at (702) 588-3296.

LA:mlm  
4/1/86

AGENDA ITEM IV C.

# TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50  
Round Hill, Zephyr Cove, NV

P.O. Box 1038  
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

## MEMORANDUM

April 1, 1986

To: Advisory Planning Commission  
From: Agency Staff  
Subject: Review of Goals and Policies Revisions

Agency staff is currently drafting revised goals and policies for the subject areas of land coverage, commercial allocations and phasing of development. It is the intent of staff to present these issues to the consensus workshops in April and the TRPA Governing Board at the end of the month. Recognizing that these drafts are TRPA staff drafts and will be subject to change, the staff is requesting APC review and comment on the following items.

### LAND COVERAGE

The attached draft is an attempt by staff to summarize the latest thinking of the consensus workshop in the form of a goal to be placed in the Land Use Subelement. This draft still is subject to the consensus workshop and the economic technical committee review. The concept of this draft is as follows:

1. Establish "base" coverage at Bailey by parcel with alternative methods of calculations for special situations.
2. Establish a transfer of land coverage program to provide coverage flexibility on individual parcels. This transfer of hard or allowed coverage within hydrologic related areas is for limited situations and is intended to conform to Bailey.
3. Establish a program for treatment of existing land coverage in excess of 1 and 2 above. In general, rehabilitation or remodeling of properties with excess coverage would be permitted. To mitigate the effect of the excess coverage, the property owner can; (1) make a coverage reduction on the premises, (2) arrange with contiguous parcels to reduce coverage, or (3) pay a mitigation fee to a land bank which would be used to reduce coverage elsewhere within the related hydrologic area.
4. Redevelopment will be a case by case situation, providing there is no increase in excess land coverage.

GWB:mlm  
4/1/86

AGENDA ITEM IV D.

5. There will be a prohibition of new land coverage in land capability 1 - 3 districts except as noted.

#### COMMERCIAL ALLOCATIONS

The attached draft translates the consensus agreement on commercial development to policy. However, it is subject to an economic analysis and further review by the consensus workshop.

#### PHASING OF DEVELOPMENT

At this time there is no draft policy for the subject topic. The staff is proposing to draft language based on the concept that what is in the revised Goals and Policies represent Phase I. After five (5) years the plan will be evaluated and additions or deletions will be made. Major assumptions are:

1. Rate of development is controlled as follows in Phase I:

Residential	300± units a year
Commercial	400,000 sq. ft. for ten years
Tourist	no new units
Recreation	a five-year recreation plan
Public Service	a five-year service plan
2. The IPES system will determine eligibility for single family residential development.
3. There are the stated restrictions on sensitive lands.
4. Multi-density is achieved through TDR.
5. No new subdivisions are allowed except as noted.

The staff may have new or redrafted Goals and Policies in line with the above discussion for presentation at the APC meeting. It should be noted that the process is moving fast and the staff is doing its best to keep all the parties involved and informed, so please be patient.

Please contact Gordon Barrett at (702) 588-3296 if you have any questions on these materials.

GOAL #4

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".

This Goal establishes policies which limit allowable impervious land coverage associated with development within the Region. In general, these policies set allowable land coverage by applying the recommended Bailey land coverage coefficients to specifically defined and related areas. In addition land capability is one of the basic factors in determining the suitability of lands for development and appropriateness for land uses.

POLICIES

1. ALLOWED BASE LAND COVERAGE FOR ALL PROJECTS AND ACTIVITIES WITHIN THE REGION 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.

LAND CAPABILITY DISTRICT	MAXIMUM ALLOWED LAND COVERAGE
1a	1%
1b	1%
1c	1%
2	1%
3	5%
4	20%
5	25%
6	30%
7	30%

- A. IN THE CASE OF TRPA APPROVED SUBDIVISIONS TO WHICH THE COEFFICIENTS ARE APPLIED TO THE ENTIRE SUBDIVISION AND COVERAGES ARE ASSIGNED TO INDIVIDUAL LOTS, THE ASSIGNED COVERAGE SHALL BE THE ALLOWED BASE COVERAGE FOR THOSE LOTS.
- B. IN THE CASE OF PLANNED UNIT DEVELOPMENTS THE COEFFICIENTS SHALL APPLY TO THE ENTIRE PROJECT AND THE ALLOWED BASE COVERAGE SHALL BE APPORTIONED TO THE INDIVIDUAL LOTS OR BUILDING SITES.
- C. IN THE CASE OF PARCELS EVALUATED UNDER THE INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES), THE ALLOWABLE BASE LAND COVERAGE SHALL BE A FUNCTION OF THE 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 2 OF THE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT.)

The regulations for calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the policy above.

2. TRANSFER OF LAND COVERAGE WITHIN HYDROLOGICALLY RELATED AREAS MAY BE ALLOWED. THE MAXIMUM LAND COVERAGE INCLUDING BASE AND TRANSFERRED COVERAGE ON ANY INDIVIDUAL PARCEL SHALL BE AS SET FORTH IN A, B, C, D, AND E OF THIS POLICY:
  - A. SINGLE FAMILY RESIDENTIAL - THE MAXIMUM LAND COVERAGE ALLOWED ON A PARCEL THROUGH A TRANSFER PROGRAM SHALL BE 1,800 SQUARE FEET. SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE SUCH AS EXCEPTIONALLY LONG DRIVEWAYS AND HANDICAP ACCESS ALSO MAY BE ALLOWED. ORDINANCE PROVISIONS WILL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS TO THE STATED PURPOSE.
  - B. MULTI-FAMILY RESIDENTIAL, TOURIST ACCOMMODATION, COMMERCIAL, PUBLIC SERVICE, AND RECREATION USES IN A COMMUNITY PLAN AREA - THE MAXIMUM LAND COVERAGE ALLOWED ON A PARCEL THROUGH A TRANSFER OF EXISTING COVERAGE PROGRAM SHALL BE 50% LAND COVERAGE PROVIDING SUCH A PARCEL IS LOCATED WITH IN AN APPROVED COMMUNITY PLAN AREA.
  - C. REGIONAL PUBLIC FACILITIES AND PUBLIC HEALTH AND SAFETY FACILITIES - SUCH PUBLIC FACILITIES AS DEFINED BY ORDINANCE AND WHOSE NATURE REQUIRES SPECIAL CONSIDERATION ARE LIMITED TO TRANSFERING THE MINIMUM COVERAGE NEEDED TO ACHIEVE THEIR PUBLIC PURPOSE.
  - D. PUBLIC SERVICE OUTSIDE A COMMUNITY PLAN AREA - THE MAXIMUM LAND COVERAGE ALLOWED ON A PARCEL THROUGH A TRANSFER PROGRAM SHALL BE 50% LAND COVERAGE PROVIDING THERE IS A DEMONSTRATED NEED AND REQUIREMENT TO LOCATE SUCH A FACILITY OUTSIDE A COMMUNITY PLAN AREA AND THERE IS NO FEASIBLE ALTERNATIVE WHICH WILL REDUCE THE LAND COVERAGE REQUIREMENTS.
  - E. OTHER USES OUTSIDE OF COMMUNITY PLAN AREAS - OTHER THAN THE EXCEPTIONS IN A, C, AND D THE MAXIMUM LAND COVERAGE ALLOWED SHALL BE THE BASE LAND COVERAGE AS SET FORTH IN POLICY 1.

The intent of the land coverage transfer programs is to allow greater flexibility in the placement of land coverage within hydrologically related areas within the Region. Such programs include the use of land banks, lot consolidation, land coverage restoration programs and transfer programs based on the calculation of land coverage on non-contiguous parcels located in hydrologically related areas. The coverage transfer programs allow for coverage over based coverage to be permitted and still be consistent with the coverage threshold and Goal #4 of this Subelement. Land coverage transfer programs are further described in Goal 3 of the Development and Implementation Subelement.

3. LEGAL LAND COVERAGE IN EXISTENCE ON THE DATE OF ADOPTION OF THIS PLAN THAT IS IN EXCESS OF THE LIMITS SET FORTH IN THIS GOAL SHALL BE CONSIDERED EXCESS LAND COVERAGE AND SHALL BE SUBJECT TO FOLLOWING PROVISIONS:
  - A. MAINTENANCE, REPAIR AND RECONSTRUCTION ON PROPERTIES WITH EXCESS LAND COVERAGE DAMAGED BY FIRE OR OTHER CALAMITY MAY BE ALLOWED WITH NO LAND COVERAGE MITIGATION PROGRAM.

- B. MAINTENANCE, REPAIR, RECONSTRUCTION, MODIFICATION OR REHABILITATION OF PROJECTS ON PROPERTIES WITH NO RELOCATION OF EXCESS LAND COVERAGE MAY BE ALLOWED PURSUANT TO A LAND COVERAGE MITIGATION PROGRAM.
- C. MODIFICATIONS OF PROPERTIES WITH EXCESS LAND COVERAGE, REQUIRING RELOCATION OF EXCESS LAND COVERAGE TO EQUAL OR SUPERIOR SITES ON THE PARCEL, MAY BE ALLOWED PURSUANT TO A LAND COVERAGE MITIGATION PROGRAM.
- D. PROJECTS APPROVED BY TRPA WITH EXCESS LAND COVERAGE ON OR BEFORE THE ADOPTION OF THIS PLAN MAY BE ALLOWED TO BE COMPLETED PURSUANT TO THE LIMITS SET FORTH IN THE APPROVAL PROVIDING SUCH APPROVAL HAS NOT EXPIRED. FOLLOWING THE CONSTRUCTION THE PROVISIONS FOR A, B, AND C SHALL APPLY.
- E. THE LAND COVERAGE MITIGATION PROGRAM SHALL INCLUDE PROVISIONS FOR INVESTMENTS IN LAND COVERAGE REDUCTIONS ON SITE OR IN HYDROLOGICALLY RELATED AREAS. THE TRPA IN COOPERATION WITH OTHER AGENCIES SHALL ESTABLISH A LAND COVERAGE BANKING PROGRAM AS ONE OPTION. THIS OPTION SHALL UTILIZE A FEE SCHEDULE. THE AMOUNT OF THE FEE REQUIRED SHALL BE IN PROPORTION TO THE COST OF REPAIRS OR MODIFICATION AND THE EXTENT OF EXCESS COVERAGE. THIS PROGRAM IS APPLICABLE TO ALL PROJECTS IN EXCESS OF LAND COVERAGE.

The intent of this policy is to implement land coverage reductions through out the Region in order to achieve the stated goals of this Plan. The detailed regulations and fee schedules shall be in the ordinances and regulations. In no case are the provisions above to allow additional excess land coverage beyond that which exists or is permitted pursuant to the transfer limitations in Policy 2 above.

- 4. LAND COVERAGE ALLOWED PURSUANT TO REDEVELOPMENT PLANS SHALL BE ESTABLISHED BY TRPA APPROVED REDEVELOPMENT PLANS, HOWEVER, IN NO CASE WILL THERE BE A NET INCREASE IN EXCESS LAND COVERAGE.
- 5. NO NEW LAND COVERAGE SHALL BE PERMITTED IN LAND CAPABILITY DISTRICTS 1-3 EXCEPT FOR THOSE USES AS NOTED IN A, B, AND C BELOW:
  - A. SINGLE FAMILY DWELLINGS MAY BE PERMITTED IN LAND CAPABILITY DISTRICTS 1-3 WHEN REVIEWED AND APPROVED PURSUANT TO THE INDIVIDUAL PARCEL EVALUATION SYSTEM (IPES). (SEE GOAL #1, POLICY #2, DEVELOPMENT AND IMPLEMENTATION SUBELEMENT).
  - B. PUBLIC OUTDOOR RECREATION FACILITIES MAY BE PERMITTED IN LAND CAPABILITY DISTRICTS 1-3 IF: (1) THE PROJECT IS A NECESSARY PART OF A PUBLIC AGENCY'S LONG RANGE PLANS FOR PUBLIC OUTDOOR RECREATION; (2) THE PROJECT IS CONSISTENT WITH THE RECREATION ELEMENT OF THE REGIONAL PLAN; (3) THE PROJECT, BY ITS VERY NATURE MUST BE SITED IN A LAND CAPABILITY DISTRICT 1-3; (4) THERE IS NO FEASIBLE ALTERNATIVE WHICH AVOIDS OR REDUCES THE EXTENT OF ENCROACHMENT IN A LAND CAPABILITY DISTRICT 1-3; (5) THE IMPACTS ARE FULLY MITIGATED; AND (6) LAND CAPABILITY DISTRICT 1-3 LANDS ARE RESTORED IN THE AMOUNT OF 1.5 TIMES THE AREA OF LAND CAPABILITY DISTRICT 1-3 WHICH IS DISTURBED OR DEVELOPED BY THE PROJECT.

To the fullest extent possible, recreation facilities must be sited outside of land capability districts 1-3. However, the six part test established by the policy allows encroachment of these lands where such encroachment is essential for public outdoor recreation, and precautions are taken to ensure that such lands are protected to the fullest extent possible.

- C. PUBLIC WORKS PROJECTS MAY BE PERMITTED IN LAND CAPABILITY DISTRICTS 1-3 IF: (1) THE PROJECT IS NECESSARY FOR PUBLIC HEALTH, SAFETY, ENVIRONMENTAL PROTECTION, OR THRESHOLD ATTAINMENT; (2) THERE IS NO REASONABLE ALTERNATIVE, WHICH AVOIDS OR REDUCES THE EXTENT OF ENCROACHMENT IN LAND CAPABILITY DISTRICTS 1-3; (3) THE IMPACTS ARE FULLY MITIGATED; AND (4) LAND CAPABILITY DISTRICTS 1-3 LANDS ARE RESTORED IN THE AMOUNT OF 1.5 TIMES THE AREA OF LAND CAPABILITY DISTRICT 1-3 WHICH IS DISTURBED OR DEVELOPED BY THE PROJECT.

Development within land capability district 1-3 is not consistent with the goals to manage high hazard lands for their natural qualities and shall generally be prohibited except under extraordinary circumstances involving public works. Each circumstance shall be evaluated based on the 4-prong test of this policy.



New Additional residential development is to be phased over the 20 year time period of the Plan with 1,800 2,000 residential units authorized for construction during the first ~~three~~ six years of the Plan. At the end of the ~~three~~ five years, TRPA will reevaluate the allocation system and associated programs to insure that the environmental thresholds and Compact requirements are being met. Further Allocations for years seven and beyond will be based on this reevaluation. This allocation table ~~limit-cludes~~ ~~single-family-lots-and-units-associated-with-residential-redirection~~ includes all new residential units except affordable housing units.

3. DEVELOPMENT OF NEW COMMERCIAL FLOOR AREA SHALL BE ALLOCATED AS FOLLOWS:

~~A.---A MAXIMUM OF 10 MAJOR COMMERCIAL PROJECTS MAY BE PERMITTED IN ANY CALENDAR YEAR. COMMERCIAL DEVELOPMENTS WHICH CREATE 1,000 OR MORE SQUARE FEET OF FLOOR AREA ARE CONSIDERED MAJOR COMMERCIAL PROJECTS.~~

~~B.---MINOR COMMERCIAL PROJECTS (UNDER 1,000 SQUARE FEET) WILL NOT BE COUNTED AGAINST THE (10) PERMIT ALLOCATION, AND~~

~~C.---UP TO 65,000 SQUARE FEET OF NEW COMMERCIAL FLOOR AREA (TO INCLUDE BOTH MAJOR AND MINOR PROJECTS) MAY BE ALLOCATED ON AN ANNUAL BASIS. THE UNUSED SHARE OF THE ANNUAL ALLOCATION CAN BE CARRIED OVER AND ADDED TO THE NEXT YEARS' ALLOCATION. HOWEVER, IN NO SINGLE YEAR SHALL THE CUMULATIVE TOTAL EXCEED THE POSSIBLE 3-YEAR TOTAL OF 195,000 SQUARE FEET.~~

A. THE AMOUNT OF ADDITIONAL COMMERCIAL FLOOR AREA ALLOWED FOR AREAS WITH IN COMMUNITY PLANS SHALL BE 360,000 SQUARE FEET FOR THE FIRST TEN YEARS OF THE REGIONAL PLAN. THE 360,000 SQUARE FEET SHALL BE DISTRIBUTED TO THE LOCAL JURISDICTIONS BY THE TRPA. THE AMOUNTS AVAILABLE TO THOSE JURISDICTIONS SHALL BE FURTHER DISTRIBUTED TO THE COMMUNITY PLAN AREAS BY THOSE JURISDICTIONS AS PART OF THE CP PLANNING PROCESS. UP TO 10% (OR 36,000 SQ. FT.) MAY BE ALLOCATED BY THE TRPA TO PROJECTS WITHIN CP'S BEFORE THE CP IS APPROVED.

The rate of development within CP's shall be set forth in a schedule in the approved CP's. The schedule shall be correlated with schedules for the accomplishment of other CP programs such as transportation improvements and watershed restoration work. If those are behind schedule, adjustments in growth rates shall be required.

B. THE AMOUNT OF ADDITIONAL COMMERCIAL FLOOR AREA ALLOWED FOR AREAS OUTSIDE COMMUNITY PLANS SHALL BE 40,000 SQUARE FEET FOR THE FIRST TEN YEARS OF THE REGIONAL PLAN AND SHALL BE ALLOCATED TO INDIVIDUAL PROJECTS BY THE TRPA.

The amount of development outside CP's shall be checked at two year intervals to determine if the rate at which projects are being approved exceeds the projected 4,000 square feet a year rate by more than 25%. If the rate exceeds 25% the issuance of new permits shall be delayed until the development rate returns to the amount established by the uniform rate.