

**TRPA  
APC  
PACKETS**

**OCTOBER  
1986**

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10-86

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TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, October 8, 1986, in the TRPA office, 195 U.S. Highway 50, Zephyr Cove, Round Hill, Nevada. The agenda for said meeting is attached hereto and made a part of this notice.

October 1, 1986

By: W.A. Morgan  
William A. Morgan  
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

October 8, 1986  
9:30 a.m.

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MEETING AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PLANNING MATTERS
  - A. Status Report and Discussion on the Code of Ordinances, the Plan Area Statements, and Associated Environmental Impact Statement
  - B. Workshop on Plan Area Statements
  - C. Establishment of Committee to Discuss Persons-at-One-Time (PAOT) Allocation for Ski Areas
  - D. Discussion on the Sign Ordinance
  - E. Discussion on and Approval of 1985 Reasonable Further Progress Report (1982 Air Quality Plan)
- V REPORTS
  - A. Staff
  - B. Legal Counsel
  - C. Public Interest Comments
  - D. APC Members
- VI RESOLUTIONS
  - A. For Former APC Member Sam McMullen
- VII CORRESPONDENCE
- VIII PENDING MATTERS
- IX ADJOURNMENT

# TAHOE REGIONAL PLANNING AGENCY

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

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Zephyr Cove, Nevada 89448-1038

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## MEMORANDUM

September 30, 1986

To: The Advisory Planning Commission  
From: The Staff  
Subject: Plan Area Statement Workshop

The draft Plan Area Statements are due to be released on Friday, October 10. Staff is currently working with the APC planners to prepare this draft. There will be a joint public hearing of the APC and the Governing Board at the regular October Board meeting as follows:

Wednesday, October 22, 1986 Harrah's Tahoe Convention Center  
Stateline, Nevada 1:30 p.m.

Thursday, October 23, 1986 The Chateau, 955 Fairway Boulevard  
Incline Village, Nevada 9:30 a.m.

The hearings will commence at the times shown and will continue until the conclusion of testimony.

The discussion at the Wednesday APC meeting will focus on the relationship of Plan Area Statements to other Regional Plan documents, the format and content of Plan Area Statements, and discussion on the major commercial Plan Areas. After an initial presentation staff proposes to have the APC break up into four groups, with one group discussing PASs in Douglas County, one discussing Washoe County, one discussing Placer County, and one discussing the City and El Dorado County.

### Enclosures:

- Chapters 13 and 14 of Draft Code of Ordinances
- Chapters 1 and 2 of Plan Area Statements
- PAS 001 A Tahoe City 089 A South Stateline, Nevada
- 001 B " " 089 B South Stateline, Calif.
- 022 Tahoe Vista 091 Ski Run
- 029 Kings Beach 098 Bijou/Al Tahoe
- 032 No. Stateline 110 "y"
- 045 Incline Commercial 116 Airport
- 048 Incline Tourist 125 Meyers
- 076 Kingsbury Commercial

GWB:jf  
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AGENDA ITEM IV B.

CHAPTER 13

- 13.0 PLAN AREA STATEMENTS: As indicated in the Regional Plan for the Lake Tahoe Basin, Part I Goals and Policies, Plan Area Statements provide planning direction for specific areas of the Region. A Plan Area Statement which is the written text provides specific land use policies and regulations for a Plan Area which is mapped area to which the text relates.

In the event of a conflict between the provisions of the Code and a Plan Area Statement, the requirements of the Code shall apply. A Plan Area Statement may be superseded by the adoption of a Community Plan, Re-development Plan or other TRPA approved master plan pursuant to Chapters 14, 15 and 16.

- 13.1 Establishment Of Plan Areas And Plan Area Statements: The Plan Areas and the related Plan Area Statement are hereby established as depicted on the TRPA Plan Overlay Maps as they may be amended, at 1" = 400' and 1" = 2,000' and in the document entitled Regional Plan for the Lake Tahoe Basin, Part III - Plan Area Statements.

- 13.2 Applicability: All activities subject to the Code of Ordinances are subject to the provisions of the applicable Plan Area Statement. No project may be approved unless it is found to comply with the policies and regulations of the applicable Plan Area Statement.

- 13.3 Content Of Plan Area Statements: Each Plan Area Statement shall have the following categories and content.

13.3.A Name And Number: Each Plan Area Statement shall have a name and number for identification purposes.

13.3.B Plan Area Designation: Each Plan Area Statement shall be assigned a plan designation. A plan designation shall consist of one of the five land use classifications and one of three management strategies. The designation shall be based on matching the existing and planned uses with the description of the land use classification and management strategy.

(1) Land Use Classification

- (a) Conservation: The purpose of this district is to identify those non-urban lands with value as primitive or natural areas, with definite environmental limitations on use and with a potential for dispersed recreation use and/or low intensity resource management. Also it is to identify those areas that, in general, must be preserved and managed to attain the environmental thresholds. These areas include:

- (i) Public lands already set aside for conservation purposes;
  - (ii) High-hazard lands, stream environment zones, and other fragile areas without substantial existing improvements;
  - (iii) Isolated areas which do not contain the necessary infrastructure for development;
  - (iv) Areas capable of sustaining only passive recreation or nonintensive agriculture; and
  - (v) Areas suitable for low-to-moderate resource management.
- (b) Recreation: The purpose of this district is to identify those non-urban lands with good potential for outdoor recreation, park use or concentrated recreation, these areas include:
- (i) Areas of existing private and public recreational use;
  - (ii) Designated local, state and federal recreational areas;
  - (iii) Areas without over-riding environmental constraints on resource management or recreation; and
  - (iv) Areas with unique recreational resources which may serve public needs, such as beaches and ski areas.
- (c) Residential: The purpose of this district is to identify those urban lands having potential to provide housing for the residents of the Region and to establish density patterns related to both the physical and man made characteristics of the land and to allow accessory and nonresidential uses that complement the residential neighborhood, these areas include:
- (i) Areas now developed for residential purposes;
  - (ii) Areas for new single family development which conform to the development priorities and the single family evaluation system; and
  - (iii) Areas within urban boundaries and served by utilities.
- (d) Commercial And Public Service: The purpose of this district is to identify those urban lands that have been designated to provide commercial and public services to the Region or have the potential to provide future commercial and public services; to provide the concentration

of such services for public convenience, protection of incompatible uses; and to allow other noncommercial uses that are compatible with the purpose of this district and other goals of the Regional Plan, these areas include:

- (i) Areas that are now developed for commercial or public service uses;
  - (ii) Areas now designated for public services or are in public ownership;
  - (iii) Areas suitable to encourage the concentration of compatible services;
  - (iv) Areas of good and moderate land capability; and
  - (v) Areas with adequate public services and transportation linkages.
- (c) Tourist: The purpose of this district is to identify those urban lands that have the potential to provide intensive tourist accommodations and services or intensive recreation, these areas include:
- (i) Areas developed with high concentrations of visitor accommodations and related uses;
  - (ii) Lands on which gaming is a permitted and recognized use;
  - (iii) Lands of good and moderate land capability; and
  - (iv) Areas with adequate public services and transportation linkages.

(2) Management Strategies:

- (a) Maximum Regulation: This designation applies primarily to conservation areas. Areas with this designation shall be strictly regulated to ensure preservation and enhancement of the existing environment, with little or no additional development of residential, commercial, tourist, recreational or public service uses.
- (b) Development With Mitigation: This designation is the predominant management strategy. Most areas of existing residential, and recreational use carry this designation. Areas with this designation can accommodate additional development if the impacts are fully mitigated and the land is capable of withstanding the use. Both on-site and off-site mitigation of environmental impacts from development shall be required.

(c) Redirection Of Development: This designation is designed primarily to improve environmental quality and community character by changing the direction of development or density through relocation of facilities and rehabilitation or restoration of existing structures and uses and limited new development. The purpose of this designation is to reduce impervious coverage, restore natural environments, improve the efficiency of transportation systems, improve scenic quality and provide high-quality facilities for residents and visitors alike. Local government participation in redevelopment of appropriate areas will be encouraged.

13.3.C Special Designations: Each Plan Area Statement may include in its plan designation categories designation for specific planning programs.

- (1) Eligible For Community Plan Incentives: Plan Areas with this designation are considered to be the focus point of Community Plans and are the target area for incentives such as land coverage transfers, commercial floor area allocations and tourist accommodation bonus units. Unit the Community Plan is adopted, commercial allocations will be limited to this area. The permanent incentive area and other plan boundaries will be determined as part of the Community Plan process pursuant to Chapter 14.
- (2) Eligible For Redevelopment Plans: Plan Areas with this designation are eligible to be considered for redevelopment plans pursuant to Chapter 15.
- (3) Transfer Of Development Rights Receiving Area: Pursuant to Chapter 34, Plan Areas with this designation are receiving areas for:
  - (a) Existing Developments: Transfer or relocation of existing uses which are permissible uses in the Plan Area may be permitted in all or a portion of the Plan Area.
  - (b) Multi-Residential Units: Transfer of potential residential units including any applicable bonus is permitted in to all or a portion of the Plan Area.
  - (c) Residential Allocations: Transfers of residential allocations are permitted in all or a portion of the Plan Area.



- (4) Scenic Restoration Area: One or more highway units or shoreline units in these Plan Areas are not in compliance with the Scenic Threshold rating, therefore require as scenic restoration plans or special project review considerations.
- (5) Preferred Affordable Housing Area: The Plan Area is a preferred location for affordable housing and may be permitted incentives pursuant to Chapter 21 and 33.
- (6) Multi-Residential Incentive Programs: The Plan Area is eligible for multi-residential incentive program pursuant to Chapter 21.

13.3.D Description: Each Plan Area Statement shall have a description plan area of location, existing uses and existing environment provided for informational purposes.

13.3.E Planning Statement: Each Plan Area Statement shall have a summary statement which sets forth the general planning direction for the plan area.

13.3.F Planning Considerations: Each Plan Area Statement shall list the major planning issues and concerns specific to that area.

13.2.G Special Policies: Plan Area Statement have special policies addressing issues and concerns for the area that are not adequately addressed by the Regional Goals and Policies Plan.

13.2.F Permissible Uses: Pursuant to Chapters 21 and 51, each Plan Area Statement shall list all allowable and special uses that may be permitted in the area. The uses may be designated to one or more special areas or shorezone tolerance districts.

- (1) General List: This section provides a list of allowed and special use which may be permitted through out a plan except as noted in a special area.
- (2) Special Area: There may be one or more special areas within a Plan Area that has a use different from the General List.
- (3) Nearshore and Foreshore Of The Shorezone: This section provides a list of allowed and special uses which may be permitted within a given shorezone tolerance district. These uses may only be permitted as accessory to and compatible to an existing use on the adjoining littoral parcel.

- 13.3.G Maximum Densities: Pursuant to Chapter 21, each Plan Area Statement shall designate the maximum densities of use which may be permitted within the plan area. The total number of bonus units available for residential incentive programs in the Plan Area is specified.
- 13.3.H Maximum Cumulative Noise Event Level: Each Plan Area Statement shall specify the maximum cumulative noise event level that is permissible within the area.
- 13.3.I Additional Recreation Development: Each Plan Area Statement shall specify the total amount of additional outdoor recreation facilities that may be permitted in the plan area. This is measured in Persons At One Time (PAOTS).
- 13.3.J Improvement Programs: Reference shall be made to major improvement or restoration programs which affect the area.
- 13.4 Plan Area Overlay Maps: Plan Area boundaries and other relevant information are depicted on the adopted TRPA Plan Overlay Maps.
- 13.4.A Plan Area Boundaries: When uncertainty exists with respect to the boundaries of any Plan Area or Special Area because of the scale of the maps or for any other reasons which make exact boundary determination difficult or uncertain, the precise boundary line shall be established by utilizing the following criteria shall be applied:
- (1) Where Plan Area boundaries appear to follow the center or right-of-way lines of streets or highways, such lines shall be treated as the Plan Area boundaries.
  - (2) Where Plan Area boundaries appear to be approximately parallel to center or right-of-way lines of streets or highways, such boundaries shall be treated as being parallel to such lines and at distances therefrom as indicated on the Plan Overlay Maps.
  - (3) Where Plan Area boundaries appear to follow ownership boundaries, such ownership boundaries shall be treated as the Plan Area boundaries.
- 13.4.B Other Relevant Information: Plan Overlay Maps shall coordinate with other adopted TRPA maps to permit a ready determination of constraints on development and other relevant information. Such information shall include:
- (1) Stream Environment Zones (SEZ).

- (2) SEZ Restoration Programs.
- (3) Capital Improvement Program.
- (4) Stream Habitat Quality.
- (5) Historical Sites.
- (6) Wildlife Habitat.
- (7) Special, sensitive, and uncommon plants.
- (8) Fish habitat.
- (9) Transportation Corridors.
- (10) Special interest species areas.
- (11) Land Capability Districts.
- (12) Sending and receiving areas for transfer of development.
- (13) Hydrologic related areas.
- (14) Areas eligible for Community Plan Incentives.
- (15) Public Facilities Development Program.
- (16) Shorezone Tolerance Districts.
- (17) Scenic Roadway and Shoreline Units.

13.5 Plan Area Statement Amendment: The modification of a Plan Area Statement or Overlay Map shall be by either a plan amendment, an ordinance, or a Governing Board resolution depending on the category to be modified.

13.5.A Modification Of Plan Area Boundaries, Plan Area name and number, Land Use Classification, Management Strategy, Special Designations, Planning Statement, Special Policies, and Additional Recreation Development shall be plan amendment.

13.5.B Modification of Permissible Uses, Maximum Densities, and Maximum Cumulative Noise Event Level shall be by ordinance. Modifications to categories in this section must be consistent with the direction set forth in the categories found in A above.

13.5.C The modification of Description, Planning Considerations, and Improvement Programs shall be by .

CHAPTER 14

- 14.0 COMMUNITY PLANS: As indicated in the Regional Plan for the Lake Tahoe Basin, Part I Goals and Policies, Community Plans may be for designated commercial areas within the Region. Community Plans replace Plan Area Statements and provide specific land use regulations and special incentives.
- 14.1 Applicability: Upon adoption of a Community Plan, all activities within the Community Plan boundaries subject to the provisions of the Code of Ordinances shall be subject to the provisions of the Community Plan. No project may be approved unless it is found to comply with the Community Plan.
- 14.2 Establishment Of Community Plans: Community Plan, upon adoption, shall be established on the TRPA Plan Overlay Maps and in the document entitled Regional Plan for the Lake Tahoe Basin, Part V Special Plans.
- 14.3 Eligible Areas: Plan Area Statements designate the Community Plan boundaries. The areas designated shall be those where commercial use is concentrated or should be concentrated. They shall be areas served, or easily served, by transit systems, which have adequate highway access, which have, or can have, housing in the vicinity available for employees working in the area, and which otherwise qualify as areas suitable for continued or increased levels of commercial activity. Some areas, because of their existing and proposed development patterns, may incorporate more than commercial use classifications. The designated boundaries are preliminary and may be adjusted as part of the Community Plan process.
- 14.4 Incentives: Areas designated for Community Plans may utilize the following incentive programs:
- 14.4.A Commercial Floor Area: As indicated in Chapter 33 ALLOCATION OF DEVELOPMENT, a Community Plan may be allocated a portion of the 360,000 square feet of gross commercial floor which may be permitted during the first 10 years of the Regional Plan within Community Plan areas.

TRPA shall make the initial allocation of additional commercial floor area to a Community Plan by taking into consideration such factors as demonstrated need, the expected ability to achieve or maintain environmental thresholds, the reasonableness of projected time schedules, the degree of certainty for obtaining the needed funds for implementation, compatibility with other Community Plans and plans, and other relevant factors. The amount initially allocated shall be from the 75 percent portion designated for local jurisdictions for planning purposes as shown on the table in Section 33.2.

As soon as TRPA has reviewed a sufficient number of proposed community plans, to adequately assess the cumulative impacts of development and proposed mitigation, TRPA shall distribute the remainder of the 25 percent of the additional commercial floor area. This distribution shall reward those Community Plans which best demonstrate the ability to achieve and maintain environmental thresholds, and have a clearly demonstrated need for the additional allocation. TRPA shall retain a sufficient reserve to adequately address the needs of Community Plans not yet presented for review. However, it is the Agency's goal, acting in partnership with local interests, to achieve completion of Community Plans by December 31, 1989 in all areas where sufficient local interest and initiative exists to do such planning. Accordingly, TRPA anticipates the allocation of the remaining unallocated floor area by that date, so long as the allocation is supported by local needs assessments.

- 14.4.B Land Coverage: As indicated in Chapter 20 LAND COVERAGE LIMITATIONS, commercial, tourist accommodation, multi-residential of 5 or more units, and public service uses may be permitted to transfer land coverage to allow land coverages greater than the base land coverage limitations.
- 14.4.C Tourist Accommodation Bonus Units: 200 additional tourist accommodation units may be allocated within the region as bonus units when existing tourist accommodation units are rehabilitated or transferred within a Community Plan. The TRPA shall allocate tourist accommodation bonus units to a Community Plan based on the criteria below. However, no jurisdiction may receive more than 50% of the 200 bonus units.
- (1) The Community Plan's primary direction is to provide tourist accommodation and related uses.
  - (2) The additional concentration of tourist accommodation units is consistent with the TRPA Transportation Plan and would better promote transit and pedestrian forms of transportation.
  - (3) The additional units are part of an overall program to rehabilitate and upgrade existing tourist accommodation units.

- 14.5 Time Limitations: A Community Plan is effective from the date of adoption until December 31, 1996 unless extended by amendment.

14.6 Relationship To Code Of Ordinances: All standards of the Code shall apply to Community Plans, except when equal to or superior standards are established in a Community Plan for:

- (1) parking
- (2) outdoor advertising
- (3) density
- (4) design review standards
- (5) landscaping
- (6) snow storage
- (7) noise
- (8) historic
- (9) scenic highways

14.7 Relationship To Plan Area Statements: Community Plans replace Plan Area Statements for the area within the Community Plan Boundary and shall not exceed the development limitations set forth in the Plan Area Statements for residential bonus units and recreation persons at one time.

Plan Area Statements not in a Community Plan may be considered for amendment as part of the Community Plan process. Based on the recommendations of the Community Plan, the TRPA may modify related Plan Area Statements, Pursuant to Chapter 13, to conform with the direction set forth in the related Community Plan.

14.8 Community Plan Process: Community Plans shall be prepared and adopted as follows unless modified by the Governing Board. The process may be modified by the Governing Board when it is found that an alternate process would better facilitate the planning process while still meeting the objectives of this ordinances and the Goals and Policies.

14.8.A Initiation of Process: The process to develop a Community Plan may be initiated as follows:

- (1) Local government or the TRPA in recognition of local interest, or in accordance with a work program for the development of community plans, may initiate the planning process.
- (2) A steering committee shall be formed by the initiating entity. The committee shall represent a community interest and shall include the executive officer of the TRPA, or his designee, and a representative of the local government whose jurisdiction the community plan area is located. The steering committee shall establish a planning team from its members.
- (3) The steering committee and planning team shall be reviewed and if appropriate be approved by the local government and the TRPA prior to commencement of the planning process. With this approval, the local government or the TRPA shall assign staff and resources to complete an initial assessment.

- 14.8.B Approval Of Preliminary Plan And Work Program: Upon completion of the initial assessment, the planning team shall develop a preliminary plan and work program pursuant to 14.9.A. The TRPA and local government shall consider the recommendations of the steering committee and approve, deny, or modify the proposed plan and work program.
- 14.8.C Community Plan Preparation: Upon approval of the preliminary plan and work program, the steering committee and planning team shall commence work as follows:
- (1) Complete assessment of environmental opportunities and limitations.
  - (2) Refine inventory and needs assessment.
  - (3) Identify applicable ordinance standards and constraints.
  - (4) Develop draft alternative plans.
  - (5) Prepare environmental documents.
  - (6) Select preferred alternative.
  - (7) Circulate plan for public and agency review.
  - (8) Prepare a recommended final plan for TRPA and local government consideration.
- 14.8.D Approval Of The Community Plan: Upon receipt of a recommended final plan from the steering committee, the TRPA Advisory Planning Commission shall review the proposed Plan and make recommendations to the TRPA Governing Board. The Governing Board shall consider the proposed final plan as a Regional Plan amendment and approve, deny or modify the Community Plan.
- 14.9 Content Of Community Plans: The contents of a preliminary and a final Community Plan shall be as follows:
- 14.9.A Initial Assessment: An initial assessment shall include a survey of existing conditions, an initial needs and opportunities study, the applicable standards and constraints survey, and a determination of community goals and objectives. From this information the preliminary plan shall be established.
- 14.9.B Preliminary Plan: The preliminary plan shall include proposed plan boundaries, the estimated additional commercial floor area requirements, the additional tourist accommodation unit requirements, fair share of public recreation objectives, vehicle miles reduction targets, land coverage reduction targets, new standards to be included in the plan, the level of environmental documentation required, and other detail of the scope and scale of the proposed plan.

14.9.C Work Program: A work program shall be included with the preliminary plan indicating time schedules, staffing requirements, and funding requirements.

14.9.D Final Community Plan: The Community Plan shall address land use; transportation, including traffic and parking; public service; housing, including affordable housing; special features or standards; implementation; and monitoring. An adopted Community Plan shall be an integrated document which is consistent with the documentation, format, and terminology found within the Regional Plan. The Community Plan shall include:

- (1) An assessment of needs, opportunities, limitations, and existing features.
- (2) A statement of goals and objectives.
- (3) Overlay maps indicating land use districts, plan boundaries, and other relevant information.
- (4) Special regulations applicable to the Community Plan.
- (5) The requirements set forth in 14.9.B above.
- (6) Implementation schedule showing how development is coordinated with public works projects including transportation and water quality improvements.
- (7) An assessment of Community Plan consistency with the Plan Area Statements, the TRPA monitoring program, and the requirements of the Regional Plan.
- (8) Required environmental documents.



9/17/86

PREFACE

The Lake Tahoe Region is divided into 175+ separate Plan Areas. For each Plan Area, a "Statement" is made as to how that particular area should be regulated to achieve regional environmental and land use objectives. This document is a compilation of all the Plan Area Statements. A brief introduction and appendices have been included with the Statements to help the reader understand the purpose and contents of the Plan Area Statements.

REGIONAL PLAN FOR THE LAKE TAHOE BASIN  
PLAN AREA STATEMENTS

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III PLAN AREA STATEMENTS (continued)

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- 038 -- WOOD CREEK
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