

**TRPA
APC
PACKETS**

**FEBRUARY
1987**

February 11, 1987
2-87

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, February 11, 1987, 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.

February 3, 1987

By:

W.A. Morgan

William A. Morgan
Executive Director
Tahoe Regional Planning Agency

APC

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

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

February 11, 1987
9:30 a.m.

MEETING AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

A. Introduction of New APC Member

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV PLANNING MATTERS

A. Consideration of Recommendation on
Amendments to Plan Area Statements

B. Findings of Technical Adequacy and
Recommendation on Certification

1. Environmental Impact Statement, North
Shore Transit Maintenance Facility

2. Environmental Impact Statement, Ski Incline Master Plan

C. Discussion and Possible Recommendation,
Adoption of Ski Incline Master Plan

D. Discussion on the Code of Ordinances

E. Status Report on Airport Consensus

V REPORTS

A. Staff

B. Acting Legal Counsel

C. Public Interest Comments

D. APC Members

VI RESOLUTION

A. For Former APC Chairman Bill Combs

VII CORRESPONDENCE

VIII PENDING MATTERS

IX ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

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Round Hill, Zephyr Cove, NV

(702) 588-4547

MEMORANDUM

February 3, 1987

To: Advisory Planning Commission
From: Staff
Subject: Amendments to the 1/7/87 Draft Plan Area Statements

On January 29, 1987 the Tahoe Regional Planning Agency Governing Board approved first reading of an ordinance adopting the Plan Area Statements (PAS) and maps. Included with this action was a list of APC, staff and Governing Board recommended changes. (List of 1/29/87 changes is attached.)

It was also noted that more changes were being proposed and that these changes would require a trailing plan amendment if the PAS adoption was not to be delayed. These proposed changes involve more staff clean up changes and some substantive changes proposed by staff and other interested parties (list of these proposed changes is attached).

The APC is requested to review the adopted changes for informational purposes and then review the proposed changes for a recommendation to the TRPA Governing Board. Discussion should focus on those with asterisks (*). The remainder are minor or technical in nature and TRPA staff recommends them.

An additional item was brought up at the January Governing Board meeting, in regards to the Park Cattle Company lands in Plan Areas 070A, 080, and 089. The attached letter from Park Cattle Company expresses their concerns and comments and has been included for informational purposes. The Governing Body requested that these comments and concerns be addressed as part of the trailing amendment process. Staff will be working with the Park Cattle Company and will provide a progress report at the APC meeting and possibly some recommendations.

GWB:cs

4/3/87

AGENDA ITEM IV A.

Approved Plan Area Statement
Changes - 1/29/87

In approving the Plan Area Statements, entitled, Regional Plan for the Lake Tahoe Basin, Plan Area Statements, 1/7/87, The Governing Board approved the following:

General

1. A secondary residence is allowed in any residential area, irrespective of the Plan Area Statement, on parcels of two acres or more. If the residential use is recognized as a special use, the secondary residence is also a special use. If the residential use is allowed, the secondary residence is also an allowed use. (An allocation is required for a secondary residence.)
2. The PAOT assignments, as they are now proposed in this particular document dated 1/7/87, are approved. The APC Recreation Committee will review the Recreation Element, the issue of PAOTs and their use and their assignments throughout the PASs, for a period of six months. Any project proposals for PAOTs either inconsistent with the Area Plans that have been assigned or in which Plan Area Statements have no PAOTs would be reviewed by the Recreation Committee for a recommendation to the Governing Board during this interim period.

(The Governing Board can take action on such proposals but would agree that no proposal go to the Board directly without a recommendation from the APC, after consideration of the Committee's evaluation. Should a Plan Area in which a project is proposed not have any existing PAOTs, the Committee may recommend that PAOTs be assigned, or the Committee may recommend that assignment of PAOTs is premature and that the project be held up. A recommendation to add PAOTs to a Plan Area Statement will need a Plan amendment. Additional environmental documentation may be necessary for any amendments. An opportunity for public review and comment of any amendments is required. This action is not intended to give license for anyone to come in with a recreation proposal if, in fact, the Plan Area does not now have such a land use as allowed or permitted.)

3. Home Occupations issue - Redefine home occupations as indicated below.

This use will not be a primary use, but will be an accessory use to residential uses and may be permitted anywhere the primary residential use is permitted. This use will be exempt from Agency review.

Home Occupation: Any use customarily conducted entirely within a dwelling by the inhabitants thereof, which is clearly incidental and secondary to the occupation of such dwelling for residential purposes, and in connection with which there are: a) no sales of products or services not produced on the premises; b) no employment of more than one person other than the residents of the dwelling; c) no signs or structures advertising the occupation; and d) no outside storage of materials or supplies. For guidance, the following uses are examples of home occupations: consultative professional occupations, whose function is one of rendering a service

and does not involve the dispensation of goods or products; a secondary business office, where said business has its principal office, staff and equipment located elsewhere; to the making of clothing; the giving of music lessons; the creation of original artifacts; the home office of a salesman when all sales are done by written order with no commodities or displays on the premises. In no case shall more than one home occupation be carried on in the same premises.

4. Staff will define a new category to deal with local utility lines. Accessory Use section in Chapter 18 will indicate local utility lines are accessory to primary uses and the definition of pipelines and power transmission will be modified as follows:

Pipelines and Power Transmission: Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum such as gasoline and fuel oils; natural gas; mixed, manufactured or liquified petroleum gas; or the pipeline transmission of other commodities. Power transmission includes facilities for the transmission of electrical energy for sale. This does not include offices or service centers (classified in "Professional Offices"), equipment and material storage yards (classified under "Storage Yards"), distribution substations (classified under "Public Utility Centers"), power plants (classified under "Power Generating") or accessory facilities such as local distribution lines and service drops which are considered accessory to the primary uses requiring such services.

5. The definition of local public health and safety facilities will be modified as follows:

Local Public Health and Safety Facilities: Facilities operated by public or quasi-public entities for the local protection of the public such as fire stations and other fire prevention facilities, police and sheriff substations, highway maintenance and snow removal facilities, water tanks, pumps, sewage pumps and related facilities, and emergency medical services. Does not include accessory facilities such as local distribution lines, hydrants and service drops which are considered accessory to the primary uses requiring such services.

6. Staff is directed to redefine single-family dwelling in relation to the issue of air space parcels. The definition of parcel will be modified as follows:

Parcel: A legally created area of land or in the case of a condominium, separate space, that is shown as a separately bounded area on a recorded parcel map, subdivision map or other recorded document. The parcel ownership or its treatment by the county assessor is not necessarily determinative.

7. Action on guest houses will be deferred until an ordinance is prepared.
8. A definition of senior citizen housing is to be prepared.

Specific PAS Modifications

1. PAS 002, Page 2, Policy #3: New wording as follows:

3. TRPA will assist with a study of the entire area within Plan Area 001A, 002 and adjacent Plan Areas to identify areas that are man-modified in accordance with Chapter 20 of the Code of Ordinances. The target date for completion of the study will be August 1, 1987. Areas recognized by the Agency as man-modified shall be regulated in accordance with the provisions of Chapter 20 of the Code of Ordinances.

2. PAS 007, Page 2: Add to Special Area #1 as follows: Public service - churches (A).

3. PAS 009B: Delete Planning Consideration #1.

4. PAS 009B: Delete Special Policies #2 and #3.

5. PAS 009B: Insert new Policy #2 as follows:

Placer County and the Tahoe City Advisory Council, in cooperation with TRPA, have commenced a county general plan review of the areas included in Plan Areas 001A, 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, 171, 172, 173, and 174. Until that general plan process has been completed, the Plan Areas designated 001A, 001B, and 009A have been designated preliminary Community Plan areas. However, it is the intent of TRPA that an indepth examination of the entire area be undertaken during the general plan process to determine the final areas that shall be subject to Community Plan incentives, and establish the final boundaries of Community Plan areas, as well as to develop other relevant planning considerations. Proposals for inclusion of any significant additional areas within Community Plan boundaries shall demonstrate compliance with the criteria for such inclusion set forth in the Code of Ordinances.

6. PAS 009B: Insert new Special Policy #3 to read:

A large commercial project is under consideration for development within this Plan Area. Evaluation of proposals for this or other similar commercial development shall await completion of the planning process described in Policy #2 above, unless it is allowed as consistent with the rules applicable to areas not within Community Plans.

7. PAS 010, Page 3: Correct Accessory Structures to add (S) after water intake lines under Tolerance District 2.

8. PAS 019, Page 2: Correct Public Service Uses to read as follows: Pipelines and power transmission (S), and local public health and safety facilities.

9. PAS 025, Page 2: Put heading "Tourist Accommodation" above Timeshare (residential design) under Maximum Densities.
10. PAS 028, Page 1: Delete Special Designation: Eligible for Community Plan. Page 2: Correct Policy #5 as follows:
 5. This area should be considered in a Community Plan for PAS 029, 022 and 026.
11. PAS 037, Page 1: Change Planning Consideration #1 as follows:
 1. This planning area includes a large section of shorezone, including IVGID's Burnt Cedar Beach, which have limited public access.
12. PAS 041, Page 2: Correct General Use to add (S) behind day care centers under Public Service, General List.
13. PAS 044, Page 3: Oversight, add day care center (S) under Public Service, Special Area #1.
14. PAS 045, Page 1, correct Special Designation to read: Preliminary Community Plan area.
15. PAS 046, Page 2: Oversight, add day care center (S) under Public Service, General List.

 Page 3: Add (residential design) behind Timeshare under Tourist Accommodation, Maximum Densities.
16. PAS 049, Page 3: Add wording to second sentence in maximum community noise equivalent level section: ...the Highway 28 corridor is 55 CNEL except where it abuts PAS 054 which is 60 CNEL.
17. PAS 050, Page 2: Delete commercial uses from general list and create to Special Area #1 as follows:

 Special Area #1: The following list of permissible uses is applicable in Special Area #1.

 Commercial - Eating and drinking places (A), food and beverages retail sales (S), personal services (A), and professional offices (A).
18. PAS 051, Page 1: Change second sentence in Planning Consideration #2 to read as follows: TRPA and the Tyrolian Village Homeowners have an agreement to provide the needed improvements.
19. PAS 052: Add transmission and receiving facilities as a special use.
20. PAS 057, Page 2: Move Special Policy #4 to Planning Considerations.
21. PAS 060, Page 3: Correct density for secondary residence to read: 1 unit per area of project.

22. PAS 068, Page 2: Correct Recreation: change "rural sports and group facilities (S)" to "rural sports (S), and group facilities (S)."
- Page 4: Under Maximum Densities - Recreation, delete: "rural sports and" and "overnight accommodations."
23. PAS 071, Page 1: Add Special Policy as follows:
2. Senior citizen housing should be encouraged in this area.
24. PAS 076, Page 1: Correct Special Designation to read: Preliminary Community Plan Area.
25. PAS 080, Page 2: Add recreation vehicle parks (S) to recreation uses.
26. PAS 082, Page 1: Add scenic restoration language to Planning Consideration #3.
27. PAS 083, Page 1: Remove Special Designation for Scenic Restoration.
28. PAS 086, Page 3: Correct density for secondary residence to read: 1 unit per area of project.
29. PAS 087, Page 3: Correct density for secondary residence to read: 1 unit per area of project.
30. PAS 088, Page 1: Correct Planning Consideration #1 to indicate ...1,000 units inside and outside the drainage basin...
31. PAS 088, Page 2: Add (A) after Timeshare (residential design) under General List.
32. PAS 089A, Page 3: Delete multiple-family dwelling under maximum densities.
33. PAS 092, Page 3: Correct residential bonus units to read 190 units.
34. PAS 093, Page 1: Add Special Policy as follows:
2. Senior citizen housing should be encouraged in this area.
35. PAS 094, Page 1: Add Special Policy as follows:
2. Senior citizen housing should be encouraged in this area.
36. PAS 095, Page 2: Add snow mobile courses (S) to recreation uses.
37. PAS 098, Page 2: Add policy as follows:
8. The TRPA and the City of South Lake Tahoe Redevelopment Agency will evaluate all or portions of this Plan Area for a Special Designation as Eligible for Redevelopment Plans after substantial progress has been made toward implementation of the redevelopment plan in PAS 089, 091 and 092.

38. PAS 099, Page 1: Change Policy #1 to read as follows:

1. The area in between Highway 50 and Freel Peak and in between Tulare Avenue and Los Angeles Avenue should be considered for designation as a historical district.

39. PAS 099, Page 1: Add Special Policy as follows:

2. Senior citizen housing should be encouraged in this area.

40. PAS 099, Page 2: Correct Policy #5 to read as follows:

The TRPA and the City of South Lake Tahoe Redevelopment Agency will evaluate all or portions of this Plan Area for a Special Designation as Eligible for Redevelopment Plans after substantial progress has been made toward implementation of the redevelopment plan in PAS 089, 091 and 092.

41. PAS 099, Page 3: To account for an existing use, under Shorezone Tolerance District 4, Primary Uses add: water oriented outdoor recreation concessions (A).

42. PAS 100, Page 2: As per the response to comment document Special Policy #6, will be reworded as follows: The Agency in coordination with the City of South Lake Tahoe, shall undertake a study to determine the long term use and maintenance of Lake Christopher. The study shall determine the feasibility for SEZ restoration and relocating Cold Creek to its original channel.

43. PAS 101, Page 2: As per the response to comment document Special Policy #1, will be reworded as follows: The existing golf course may be retained and improved to executive course standards (target greens) so long as there is no net increase in the amount of stream environment disturbance and maintenance practices are implemented to prevent nutrients from reaching Lake Tahoe, and such development is necessary to successful completion of a TRPA-approved master plan.

44. PAS 101, Page 3: Since use conflicts with city ordinance, delete snow mobile courses (S) from recreation list.

45. PAS 103, Page 1: Correct Policy #1 to read as follows:

The TRPA and the City of South Lake Tahoe Redevelopment Agency will evaluate all or portions of this Plan Area for a Special Designation as Eligible for Redevelopment Plans after substantial progress has been made toward implementation of the redevelopment plan in PAS 089, 091 and 092.

46. PAS 105, Page 1: Correct Policy #1 to read as follows:

The TRPA and the City of South Lake Tahoe Redevelopment Agency will evaluate all or portions of this Plan Area for a Special Designation as Eligible for Redevelopment Plans after substantial progress has been made toward implementation of the redevelopment plan in PAS 089, 091 and 092.

47. PAS 110, Page 1: Add Special Policy as follows:

2. Senior citizen housing should be encouraged in this area.

48. PAS 110, Page 2: Correct Policy #5 to read as follows:

The TRPA and the City of South Lake Tahoe Redevelopment Agency will evaluate all or portions of this Plan Area for a Special Designation as Eligible for Redevelopment Plans after substantial progress has been made toward implementation of the redevelopment plan in PAS 089, 091 and 092.

49. PAS 119, Page 1: Correct Existing Uses, to read as follows: Past uses within this Plan Area have ranged from gravel mining to off road vehicle races and rodeo events at the Amaker Ranch. Developed facilities include several homes, an Elks Club, a golf course, a community recreation area and a facility offering snowmobiling and horse back riding. Fishing and rafting on the river are other important recreation activities.

50. PAS 119, Page 2: Add Planning Consideration #9 as follows: A large portion of this Plan Area has been acquired by the state and is being rehabilitated.

51. PAS 119, Page 4: Correct density for secondary residence to: 1 unit per area of the project.

52. PAS 120: Remove Scenic Restoration Designation and #4 Improvement Program.

53. PAS 129, Page 3: Recreation - delete as a permissible use: Recreation Vehicle Parks.

Page 4: Add to summer home - 1 unit per parcel or lease site.

54. PAS 142, Page 2: As indicated in the response to comments document a Special Policy #6 will be added as follows: Shorezone development shall be restricted to existing marina facilities.

55. PAS 144B, Page 2: Resource Management delete from list of permissible uses: Farm/ranch accessory structure.

Add to recreation uses: Beach recreation (A) and boat launching facilities (A).

56. PAS 145, Page 3: To recreation uses add: Boat launching facilities (S).

57. PAS 157, Page 3: Limit employee housing to multiple-family dwellings as follows:

Employee Housing (multiple-family dwellings only)

58. PAS 158, Page 3: Add Secondary Residence under Maximum Density at 1 unit per area of project.

59. PAS 159, Page 4: Limit employee housing to the densities set forth for other uses as follows:

Employee Housing As per the limitations above

60. PAS 162: The standard paragraph "Nearshore and Foreshore of the Shorezone:" needs to be added.
61. PAS 162, Page 3: Under maximum Densities - Recreation, delete: Rural Sports and Group Facilities 25 persons per acre (overnight accommodations).
62. PAS 164, Page 2: Change Secondary Residence to (S) in General List.
63. PAS 166, Page 1: The last sentence of the Planning Statement should be reworded as follows: delete the word "selecting" and substitute with "expansion of."
64. PAS 166, Page 2: As per the response to comments, the second sentence of Special Policy #1 should be changed to read as follows: In-basin access to skiers via Ward Valley Road shall be limited according to the Ski Area Master Plan, which may recommend access to the ski area for local residents of Plan Area 167 and to individuals arriving via approved mass transportation.
65. PAS 169, Page 3: Limit employee housing to multiple-family dwellings as follows:
- Employee Housing (multiple-family dwellings only)
66. PAS 174: Delete terms no longer used as permissible commercial uses: Temporary construction yards (S), offices, temporary (S), and storage accessory (S).
67. As per the response to comments delete "power generating" as a permissible public service use from the following Plan Area Statements: 004, 019, 080, 095, 101, 140, 141, 146, 150, 152 and 153.
68. Add "water intake lines (A)" as permissible accessory uses/structures in all Tolerance districts listed in the following Plan Area Statements: 024B, 057, 060, 068, 070A, 127 (missing from Tolerance District 1 only), 128, 129, 144B, and 146 (missing from Tolerance District 2 and 7).
69. Insert the following as new policy and delete the similar references in these Plan Area Statements 001, 001A, 001B, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 171, 172, 173, 174:

Placer County and the Tahoe City Advisory Council, in cooperation with TRPA, have commenced a county general plan review of the areas included in Plan Areas 001A, 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, 171, 172, 173, and 174. Until that general plan process has been completed, the Plan Areas designated 001A, 001B, and 009A have been designated preliminary Community Plan areas. However, it is the intent of TRPA that an indepth examination of the entire area be undertaken during the general plan process to determine

the final areas that shall be subject to Community Plan incentives, and establish the final boundaries of Community Plan areas, as well as to develop other relevant planning considerations. Proposals for inclusion of any significant additional areas within Community Plan boundaries shall demonstrate compliance with the criteria for such inclusion set forth in the Code of Ordinances.

2/2/87

PLAN AREA STATEMENT TRAILING AMENDMENT
PROPOSED PLAN AREA STATEMENT CHANGES

<u>Comment</u>	<u>Change</u>
Editorial	1. All PASs: All improvements for water quality shall refer to Figure VIII, 1 through 18 of Volume I of the 208 Water Quality Plan.
Oversight/Clean Up	2. PAS 005, Page 2: Add bed and breakfast facilities to general list.
Oversight/Clean Up	3. PAS 005, Page 3: Add to tourist accommodation density: Bed and Breakfast Facilities 8 units per acre.
Requested Minor Substantive Change	*4. PAS 006, Page 2: Delete nursery as a special use and modify definition of tree farm in Chapter 18 to include establishments which grow native or approved plant species.
EIS Required Addition	5. PAS 015: Add Planning Consideration as follows: The Threshold Study identifies this Plan Area as providing golden eagle habitat, and the California Department of Fish and Game has identified critical fawning habitat for deer in the area.
EIS Required Addition	6. PAS 019: Add Planning Consideration as follows: The Agency Wildlife Map identifies numerous deer migration routes in this Plan Area, and the Threshold Study identifies this area as providing golden eagle habitat. The USFS has observed an active goshawk nest in the area.
Requested Substantive Change	*7. PAS 025, Page 1: Add Special Policy #1 as follows: 1. Additional commercial development shall be limited to parcels containing commercial uses on the effective date of the Plan. (Staff agrees with this recommendation.)
EIS Required Addition	8. PAS 030: Add Planning Consideration as follows: The Agency Wildlife Map identifies numerous deer migration corridors throughout this Plan Area.
Oversight/Clean Up	9. PASs 037, 038, 044, 045, 046, 048, 049, 050 and 054 add a Planning Consideration as follows "State Route 28 within this Plan Area is proposed to be expanded to four lanes as part of the second phase set forth under Goal #1, Policy #1 of the Regional Highway System Subelement of the Goals and Policies Plan.

Requested Substantive
Change

*10. PAS 044, Page 2: Add Policy #4 as follows:

4. The development of commercial facilities on vacant parcels in Special Area #1 shall be limited to the parcels abutting Northwood. (Staff agrees with this recommendation.)

EIS Required Addition

11. PAS 047: Add Planning Consideration as follows: The Agency Wildlife Map identifies deer migration routes in this Plan Area.

Clean Up

12. PAS 047, Page 2: Delete from Maximum Density "(TDR only)."

EIS Required Addition

13. PAS 052: Add Planning Consideration as follows: The Agency Wildlife Map identifies a deer migration route into this Plan Area.

EIS Required Addition

14. PAS 053: Add Planning Consideration as follows: The Agency Wildlife Map identifies deer migration routes in this Plan Area.

EIS Required Addition

15. PAS 055: Add Planning Consideration as follows: The Agency Wildlife Map identifies habitats for osprey and goshawks in this Plan Area. The USFS reports habitat for bald eagles here.

Requested Minor
Substantive Change

16. PAS 055:

1. Under Planning Considerations #8, if there are no problems with the Scenic Roadway, Shoreline, and Resource Evaluation Areas, in this PAS, they should be written with a positive connotation.
- *2. Special Policies, item #8, we ask that the word "only" be eliminated from the statement. (Staff does not agree with this.)
- *3. Under the section entitled Permissible Uses - Residential, secondary residences and single family dwelling should be allowed (A) rather than special uses (S). (Staff does not agree)
- *4. Under section entitled Nearshore and Fore-shore of the Shorezone Tolerance Districts 1, 3, and 5, Accessory Uses - fences should be allowed (A). This is in reference to the impacts of the subject property by numbers of trespassers from USFS and State of Nevada properties. (Staff does not agree.)

- *5. Because of the problems created by having an existing residential use in a PAS that has a Land Use Classification of Recreation we would request that APN 130-360-08 be designated a Special Area, so that the residential character of the property is recognized and can be maintained. (Staff recommends a Special Policy to recognize historic significance.)
- EIS Required Addition 17. PAS 056: Add Planning Consideration as follows: The Agency Wildlife Map identifies goshawk and waterfowl habitat in this Plan Area and a deer migration route at the southeastern border.
- EIS Required Addition 18. PAS 057: Add Planning Consideration as follows: The Agency Wildlife Map identifies habitats for goshawk and waterfowl and deer migration routes in this Plan Area.
- Requested Substantive Change *19. PAS 058, Page 2: Add Policy #6 as follows:
6. New or additional commercial development shall be limited to parcels with commercial development on the effective date of this Plan.
- EIS Required Addition 20. PAS 060: Add Planning Consideration as follows: The Agency Wildlife Map identifies goshawk habitat and deer migration routes in this Plan Area. Agency and USFS personnel have identified an active osprey nest site in this area.
- Requested Minor Substantive Change *21. PAS 060, Page 2: Delete nursery as a special use. (Staff agrees with this.)
- Oversight/Clean Up 22. PAS 060: Add Planning Consideration as follows: The proposed Highway 50 by pass route is located in this Plan Area.
- EIS Required Addition 23. PAS 062: Add Planning Consideration as follows: The USFS has identified historic peregrine falcon nesting habitat in this Plan Area.
- Requested Substantive Change *24. PAS 063, Page 2: Delete the following uses from Special Area #1: Amusements and recreation services, outdoor retail sales, and general merchandise stores. (Staff agrees with deleting outdoor retail sales and amusements and recreation services.)
- Requested Substantive Changes *25. PAS 066: 1. Under the section entitled Permissible Uses - Residential, single family dwelling should be allowed (A) in addition to the multi-family dwelling already allowed. (Staff agrees with this for Special Area #1)

*2. Under the section entitled Permissible Uses - Public Service, we request that "kindergarten through secondary" be deleted after schools, and that schools be an allowed use (A). (Staff does not agree.)

*3. Under section entitled Nearshore and Foreshore of the Shorezone Tolerance Districts 1, 7, and 8, Accessory Uses - fences should be allowed (A). This is in reference to the impacts on the subject property by numbers of trespassers from USFS properties. (Staff does not agree.)

Oversight/Clean Up

26. PAS 067, Page 2: Add Policy #6 as follows:

6. The Presbyterian Conference facility (Special Area #2) should the rehabilitated subject to a master plan approval. This plan should concentrate on land coverage reduction and more efficient use of existing facilities.

Requested Substantive Change

*27. PAS 067, Page 3: In Special Area #1 delete amusements and recreational services and outdoor retail sales. Change general merchandise and personal services to special uses. (Staff agrees with this.)

Oversight/Clean Up

28. PAS 068, Page 2: Delete "caretaker residence (S), temporary dwelling (S), resort (S), temporary events (S)." Change "single family house" to "single family dwelling," and change "public safety" to "local public health and safety facility." Add under tourist accommodations: Hotel, motel, and other transient units (S), and under public service add: "pipelines and power transmission (S)."

Oversight/Clean Up

29. PAS 068, Page 3: Delete "commercial boating - special events (A), dispersed (from both tolerance districts 1 and 2, and 8) employee housing, 15 units per acre, bed and breakfast facilities, 20 bedrooms per parcel, recreation vehicle park, 10 units per acre, timeshare (transient), 20 units per acre, and resorts, 25 persons per acre." Add "water intake lines (S)" (in both Tolerance Districts). Change "tour boats" to "tour boat operations."

Requested Substantive Change

*30. PAS 070A, Page 2: Delete nursery. Page 1: Add new Policy #4 as follows:

4. New or additional commercial development shall be limited to parcels with commercial development on the effective date of this Plan. (Staff agrees with this.)