

**TRPA
APC
PACKETS**

**MARCH
1989**

APC
March 1989

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 March 8, 1989, at 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.

March 1, 1989

By: W.A. Morgan
William A. Morgan
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

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

March 8, 1989
9:30 a.m.

AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PUBLIC HEARING AND RECOMMENDATION
 - A. Redevelopment Plan for the City of South Lake Tahoe
 - 1. Adoption of the Redevelopment Plan and Related Amendments of the Regional Plan Overlay Maps (PASSs 085, 089B, 091, 092 and 093)
 - 2. Finding of Technical Adequacy, Final EIS on the Redevelopment Plan
 - 3. Approval of Redevelopment Agreement for Project Area No. 1
 - 4. Approval of an Amendment of the Regional Plan Land Capability Overlay Map for Plan Area 091 (Ski Run) of the South Lake Tahoe Redevelopment Plan
 - B. Amendment of Goal #1, Policy 3, Water Quality Subelement, Land Use Element of the Regional Plan Goals and Policies, to Exempt Minor Utility Projects from Best Management Practice Retrofit Requirements
 - C. Amendment of Chapters 20 and 25 (Best Management Practice Requirements) to Modify Method for Calculating Mitigation Fees for Multiple Users of Rights-of-Way and to Determine Responsibility for Retrofitting Such Rights-of-Way With Best Management Practices
 - D. Amendment of Chapters 20 (Land Coverage Standards), 56 (Mitigation Fee Requirements), 82 (Water Quality Mitigation), and 93 (Traffic and Air Quality Mitigation Program) Relative to Refund of Mitigation Fees
- V PLANNING MATTERS
 - A. Discussion on Proposed Scenic Resources Management Package: Scenic Quality Improvement Program and Related Technical Appendices
 - B. Status Report and Discussion, Draft EIR/EIS for the South Lake Tahoe Redevelopment Project No. 1

C. Status Report on the Study of the U.S. Highway 50 Corridor,
Meyers to Stateline

D. Discussion of Amendment of Chapter 36 to Provide Further Extension of
Interim Single Family Review Procedures Pending Approval of Amended
208 Plan

VI REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

D. Public Interest Comments

VII RESOLUTIONS

VIII CORRESPONDENCE

IX PENDING MATTERS

X ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

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

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

(702) 588-4547

MEMORANDUM

February 24, 1989

To: Advisory Planning Commission

From: Agency Staff

Subject: Public Hearing and Recommendation -- Adoption of Redevelopment Plan for the City of South Lake Tahoe, Related Amendments of the Regional Plan Overlay Maps (PASs 085, 089B, 091, and 092 and 093), and the Redevelopment Agreement (Agreement in Lieu of Litigation); Finding of Technical Adequacy, Redevelopment Plan Final EIS

Purpose: The purpose of this agenda item is to review four documents relating to the South Lake Tahoe Redevelopment Plan and recommend to the Governing Board appropriate action on them. The documents and the proposed actions are as follows:

<u>Document</u>	<u>Proposed APC Action</u>
1. SLT Redevelopment Plan (draft enclosed)	Recommend Adoption of Redevelopment Plan
2. PAS and Map Amendments (Attachment A)	Recommend Adoption of Plan Amendments
3. Final EIS/EIR (previous mailings, addendum enclosed)	Finding of Technical Adequacy
4. Redevelopment Agreement (see Attachment B)	Recommendation

The staff report for the recommendation of approval of a Land Capability Challenge for the Ski Run Area of the Redevelopment Plan is included in the March packet under a separate memo.

AS:rdh
2/24/89

AGENDA ITEM IV A. 1. 2. & 3.

Background: TRPA has been working for three years with the City of South Lake Tahoe and other parties to develop, adopt and implement a redevelopment plan. In September, the TRPA adopted Code of Ordinances Chapter 15, which allows for the adoption of the South Lake Tahoe Demonstration Redevelopment Plan. (See Section 15.11, Attachment C.) TRPA amended Chapter 15 in December, 1989.

In March, 1988, the Redevelopment Agency and TRPA released for circulation a draft EIS/EIR covering both the Redevelopment Plan and Project #1. This document was subsequently considered adequate only for the Redevelopment Plan, and a separate supplemental EIS/EIR is required to cover the issues related to Project #1 for the Ski Run/Stateline area. Copies of the draft EIS/EIR (March, 1988) were given to the APC at the March APC meeting. The final EIS/EIR (June, 1988), which supplements the draft, was given to the APC in November. The City of South Lake Tahoe has certified the documents as a CEQA EIR.

In November, 1988, the preparation of the supplemental EIS for the Redevelopment Project #1 for the Ski Run/Stateline area commenced. This project includes the Embassy Suites Hotel, Tahoe Marina Hotel, the Ski Run Marina, a commercial shopping center, a public beach and park, and construction of artificial wetlands.

The Redevelopment Agreement was drafted to help assure implementation of the redevelopment plan, and is to be signed after adoption of the plan. The Redevelopment Agreement also contains agreements on issues not directly related to the redevelopment plan itself, such as the status of the U.S. 50 freeway right-of-way, commercial zoning along the Montreal Extension, and modification of Harrah's permits as affected by sale of the Embassy Suites site.

Adoption of Redevelopment Plan: The SLT Redevelopment Plan was drafted in compliance with the requirements of Chapter 15, as amended. The key parts of the plan are:

I. The Plan Elements

- Land Use
- Open Space/Day Use Areas
- Circulation and Transit
- Drainage
- Design

II. The Regulatory Requirements

- Allowed Uses
- Applicability
- Project Review Conformance Checklist

III. The Programs (Subsection 15.10.D)

IV. The Findings

Eligible Areas (Subsection 15.11.A)
Adoption (Subparagraph 15.11.B(4))

V. The Environmental Targets (Subsection 15.11.F)

Findings for Redevelopment Plan Approval: The following findings must be made prior to adoption of the SLT Redevelopment Plan. Staff will address these findings at the March APC meeting.

1. Subsection 15.11.A Findings
2. Subparagraph 15.11.B(4) Findings
3. Chapter 6 Findings
4. Ordinance 87-8 Findings

Redevelopment Plan Environmental Documentation: TRPA staff has prepared a summary and addendum to the final EIS/EIR that addresses environmental impacts and related issues, including:

1. recent plan revisions,
2. update on noise impacts with regard to CNEL,
3. update on transit analysis,
4. a special scenic roadway unit for the redevelopment area, and
5. the status of the Montreal Road Extension as a mitigation measure.

All the significant impacts from the Redevelopment Plan are identified and mitigated to a less than significant level. They are addressed in Section III.D.1 of the Plan.

Adoption of Plan Area Statement Amendments: Plan Area Statement amendments are required to implement the Redevelopment Plan. (See Attachment A.) These amendments include:

-- PAS 089B

Notation of Redevelopment Plan;
boundary adjustment at stateline

Adoption of Redevelopment Plan for the
City of South Lake Tahoe - Page 4

- PAS 091 Notation of Redevelopment Plan;
 Add Linear Public Facility Uses

- PAS 092 Notation of Redevelopment Plan;
 Prohibit Commercial and Tourist Uses
 along Montreal Extension

- PAS 093 Notation of Redevelopment Plan;
 Boundary Adjustment at Ski Run;
 Prohibit Commercial and Tourist Uses
 along Montreal Extension

- PAS 085 Prohibit Commercial and Tourist Uses
 along Montreal Extension

Findings for PAS Approval: The Chapter 6 and Ordinance 87-8 findings must be made prior to the approval of the above PAS amendments.

PAS Environmental Documentation: The PAS amendments, other than the changes in permissible uses along the Montreal Road Extension are considered part of the South Lake Tahoe Redevelopment Plan and, therefore, are addressed in the Redevelopment Plan EIS. The creation of a noncommercial corridor for the Montreal Extension qualifies for a finding of no significant effect since there is a reduction in development potential under the TRPA plan. Other uses are permitted, and this action does not constitute or require approval of the proposed Montreal Road Extension. The City of South Lake Tahoe does not permit commercial or tourist uses in this area under its current plan.

If you have any questions on this agenda item please contact Gary Midkiff at (702) 588-4547.

ATTACHMENT A

Proposed Plan Area Statement and Map Amendments

South Tahoe Redevelopment Plan

February 14, 1989

AGENDA ITEM IV A. 1. 2. & 3.

089B -- CALIFORNIA SOUTH STATELINE RESORT AREA

PLAN DESIGNATION:

Land Use Classification TOURIST
Management Strategy REDIRECTION
Special Designation PRELIMINARY COMMUNITY PLAN AREA

ELIGIBLE FOR REDEVELOPMENT PLANS

TDR RECEIVING AREA FOR:

1. Existing Development
2. Residential Bonus Units
(Policy 5 limitation)

SCENIC RESTORATION AREA

PREFERRED AFFORDABLE HOUSING LOCATION

MULTI-RESIDENTIAL INCENTIVE PROGRAM

(Policy 5 limitation)

DESCRIPTION:

Location: This is a hotel/motel area on the California side of South Stateline and is located on TRPA maps H-16 and H-17.

Existing Uses: This area includes numerous motels, the Crescent V shopping center, Lakeside Marina, numerous commercial establishments, and some older residences. The area is 95 percent built out.

Existing Environment: The land classification of this area is a mixture of high and low hazard. The shorezone tolerance district is 1. Land coverage and disturbance is high.

PLANNING STATEMENT: This area should continue as a ~~major~~ ~~minor~~ tourist center with an emphasis on redirection through redevelopment.

PLANNING CONSIDERATIONS:

1. This area has traffic congestion problems at peak periods.
2. This area is the major traffic generator in the Basin.
3. There is a disturbed barrier beach with littoral drift problems

4. This area contains Scenic Roadway Unit 32 and Scenic Shoreline Unit 31 and the roadway unit is targeted for restoration as required by the scenic threshold.
5. This area has some drainage problems on Pine Boulevard.
6. There is a need for affordable housing in this Plan Area.
7. There are pedestrian access problems in the vicinity of the post office.
8. The USFS has identified bald eagle habitat in this Plan Area
9. The South Lake Tahoe Demonstration Redevelopment Plan is in this plan area.

SPECIAL POLICIES:

1. Redirection in PAS 089A, 089B, 091, 092 should be consistent with an adopted Redevelopment Plan and Community Plan. These plans may include consideration of additional building height consistent with that permitted by the Code of Ordinances.
2. The Lakeside Marina harbor and adjacent barrier should be reviewed to determine whether or not significant littoral drift problems exist. If a significant littoral drift problem does exist, then reasonable alternatives should be reviewed. Any alternative to mitigate a significant littoral drift problem should receive appropriate private and public financial assistance to accomplish this goal.
3. A special Plan Area transportation plan should be developed for this Plan Area to include consideration of alternative transportation modes, transit terminals, more efficient vehicular and pedestrian access, and movement and parking for tour and other buses outside the Stateline area.
4. Restoration of the barrier beach/SEZ area should be a high priority.
5. This area should be considered for affordable housing for casino employees, on a fair-share basis with the Nevada Plan Areas. Residential bonus units shall only be permitted for employee or affordable housing.
6. Additional pedestrian crossings should be considered in this area, especially near the Stateline post office.
7. The Crescent V Center and adjacent areas should have a high priority for initial redirection activities
8. All activities within the South Lake Tahoe Demonstration Redevelopment Plan Area shall be subject to the special provisions of the adopted redevelopment plan.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential	Employee housing (S), multiple family dwelling (S), multi-person dwelling (S), nursing and personal care (S), residential care (S), and single family dwelling (S).
Tourist Accommodation	Bed and breakfast facilities (A), hotels, motels, and other transient dwelling units (A), timeshare (hotel/motel design) (S), and time-share (residential design) (S).
Commercial	Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (A), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), broadcasting studios (A), business support services (A), financial services (A), health care services (A), personal services (A), professional offices (A), repair services (A), schools - business and vocational (S), schools - pre-schools (S), secondary storage (S), and vehicle storage and parking (S).
Public Service	Churches (A), cultural facilities (A), day care centers (A), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).
Recreation	Day use areas (A), participant sports facilities (S), sport assembly (S), beach recreation (A), boat launching facilities (S), outdoor recreation concessions (A), marinas (S), riding and hiking trails (S), and visitor information center (S).
Resource Management	Reforestation (A), sanitation salvage cut (A), Management thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 1

Primary Uses	Water oriented outdoor recreation concessions (A), beach recrea-
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tion (A), water borne transit (A), boat launching facilities (S), tour boat operations (A), safety and navigation facilities (A), and marinas (S).

Accessory Structures

Buoys (A), piers (S), fences (S), boat ramps (S), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive programs, special use determinations, allocation limitations and general site development standards.

<u>USE</u>	<u>MAXIMUM DENSITY</u>
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	15 units per acre
Multi-person Dwelling	25 people per acre
Nursing and Personal Care	25 people per acre
Residential Care	25 people per acre
Employee Housing	As per the limitations above
Tourist Accommodation	
Bed and Breakfast	10 units per acre
Hotel, Motel and other	
Transient Units	
-with less than 10%	
of units with kitchens	40 units per acre
-with 10% or more units	
with kitchens	15 units per acre
Timeshare	As per the limitations set forth in this table
Recreation	
Recreation Vehicle Parks	10 sites per acre

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus

units which may be permitted for this Plan Area is 145 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 60 CNEL. The maximum community noise equivalent level for the Highway 50 corridor is 65 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES 100 PAOT WINTER DAY USE 0 PAOT OVERNIGHT USES 0 PAOT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-1 through 18 of Volume I of the 208 Water Quality Plan.
2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.
3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)
4. The scenic restoration and landscaping improvements indicated in the Scenic Quality Implementation Program for the Highway 50 corridor. (To be completed.)

091 -- SKI RUN

PLAN DESIGNATION:

Land Use Classification	TOURIST
Management Strategy	REDIRECTION
Special Designation	PRELIMINARY COMMUNITY PLAN AREA ELIGIBLE FOR REDEVELOPMENT PLANS TDR RECEIVING AREA FOR: 1. Existing Development SCENIC RESTORATION AREA

DESCRIPTION:

Location: This is the commercial strip along both sides of Ski Run Boulevard extending in both directions down Highway 50 from the intersection of Ski Run Boulevard and Highway 50 and is located on TRPA maps H-17 and G-17.

Existing Uses: This area includes numerous motels, Ski Run Marina, miscellaneous commercial services and a few residential uses. The area is 95 percent built out. The beach area near Ski Run Marina is in private ownership, but is accessible by the public.

Existing Environment: The area is classified as 75 percent SEZ, with the other 25 percent being low hazard. The shoreline is tolerance district 1. The land coverage is 65 percent plus an additional 20 percent disturbed.

PLANNING STATEMENT: This area should be redeveloped to continue to provide tourist accommodations and services with scenic and environmental improvements.

PLANNING CONSIDERATIONS:

1. Extensive modifications to the SEZ and barrier beach have occurred.
2. Local flooding problems exist.
3. Traffic congestion and noise problems are common along Highway 50.
4. Extensive water quality, dredging, siltation, and parking problems exist at the marina.
5. Additional fire hydrants are needed in this area.
6. The SEZ in this area should be considered for reclassification to man-modified.
7. ~~This area would be a good location for a redevelopment demonstration project.~~

The South Lake Tahoe Demonstration Redevelopment Plan is in this plan area.

8. Scenic Roadway Unit 33 and Scenic Shoreline Unit 31 are in this area and are targeted for restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. Community Plan and Redevelopment Plans should consider long term improvements anticipated for the Heavenly Valley Ski Area base facility and development in PAS 089A, 089B, 091, and 092.
2. The stream environment zones in this area shall be evaluated as soon as possible. They should then be designated for restoration or reclassification.
3. The Ski Run Marina area should be retained as a view point to the lake and any expansion or modification should be consistent with an approved marina master plan.
4. Undergrounding of utilities in this area should be encouraged.
5. Additional public/private parking should be authorized on a special use basis.
6. Redirection of development should initially occur by means of a special design district and public/private development agreements.
7. Uses incompatible with scenic restoration should not be located on the Highway 50 and Ski Run Boulevard corridor.
8. All activities within the South Lake Tahoe Demonstration Redevelopment Plan shall be subject to the special provisions of the adopted redevelopment plan.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential	Employee housing (S), multiple family dwelling (A), multi-person dwelling (S), nursing and personal care (S), residential care (S), and single family dwelling (S).
Tourist Accommodation <i>(with special #1)</i>	Bed and breakfast facilities (A), hotel, motels, and other transient dwelling units (A), timeshare (hotel/motel design) (A), and timeshare (residential design)(A).
Commercial <i>(with special #1)</i>	Eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), mail order and vending (A), nursery (S), outdoor retail sales (S), service stations (A), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), animal husbandry services (S), auto repair and service (S), broadcasting studios (A), business support services (A), contract construction services (S), financial services (A), health care services (A), personal services (A), professional offices (A), repair

services (A), schools - business and vocational (S), schools - pre-schools (S), secondary storage (S), small scale manufacturing (S), and vehicle storage and parking (S).

Public Service

Churches (A), cultural facilities (A), day care centers (A), government offices (S), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving areas (S).

Recreation

Day use areas (A), participant sports facilities (S), beach recreation (A), boat launching facilities (S), outdoor recreation concessions (A), marinas (S), and visitor information center (S).

Resource Management

Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Shorezone: Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

Tolerance District 1

Primary Uses

Water oriented outdoor recreation concessions (A), beach recreation (A), water borne transit (A), boat launching facilities (S), tour boat operations (A), safety and navigation devices (A), and marinas (S).

Accessory Structures

Buoys (A), piers (multiple use only) (S), fences (S), boat ramps (S), shoreline protective structures (S), and water intake lines (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE

MAXIMUM DENSITY

Residential

Single Family Dwelling

1 unit per parcel

Multiple Family Dwelling	15 units per acre
Multi-person Dwelling	25 people per acre
Nursing and Personal Care	25 people per acre
Residential Care	25 people per acre
Employee Housing	As per the limitations above
Tourist Accommodation	
Bed and Breakfast	10 units per acre
Hotel, Motel and other	
Transient Units	
-with less than 10%	
of units with kitchens	40 units per acre
-with 10% or more units	
with kitchens	15 units per acre
Timeshare	As per the limitations
	set forth in this table

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 0 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 60 CNEL. The maximum community noise equivalent level for the Highway 50 corridor is 65 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES 0 PAOT WINTER DAY USE 0 PAOT OVERNIGHT USES 0 PAOT

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-1 through 18 of Volume I of the 208 Water Quality Plan.
2. The highway and transit improvements indicated in the Transportation Element of the

Regional Goals and Policies Plan.

3. **Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)**

4. **The scenic restoration and landscaping improvements indicated in the Scenic Quality Implementation Program for the Highway 50 corridor. (To be completed.)**