

**TRPA  
APC  
PACKETS**

**NOVEMBER  
1989**

Nov. 8 1989

APC

SAVE

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 November 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.

November 1, 1989

By: David S. Ziegler  
David S. Ziegler  
Executive Director

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

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

November 8, 1989 9:30 a.m.

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All items on this agenda are action items unless otherwise noted.

AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PUBLIC HEARING AND RECOMMENDATION
  - A. Amendment of Chapter 4, Appendix A, Relative to Security Revocations
  - B. Amendment to Plan Area 089B to Permit Collection Stations as a Special Use
  - C. Amendment to Plan Area 170 to Add Eating and Drinking Places as a Special Use
  - D. Amendment of Chapter 4 (Project Review and Exempt Activities) to Adopt Memoranda of Understanding between TRPA and Caltrans and TRPA and the Nevada Department of Transportation
- V PLANNING MATTERS
  - A. Amendment of Regional Plan Land Capability Overlay Map Pursuant to Man-Modified Determination, William Chambers, Washoe County APN 129-500-04
  - B. Amendment of Chapters 18 and 33, Relative to Land Use Definitions (No Action)
- VI REPORTS (No Action)
  - A. Executive Director
    - 1. Notice of Preparation of Draft EIS, Incline Village General Improvement District Community Center/Convention Complex
    - 2. Other

- B. Legal Counsel
- C. APC Members
- D. Public Interest Comments

VII RESOLUTIONS

- A. For Former Executive Director Bill Morgan
- B. For Former APC Member Dick Pyle

VIII PENDING MATTERS

IX ADJOURNMENT

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Al Tahoe and Tahoe Valley, California.

# TAHOE REGIONAL PLANNING AGENCY

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

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Zephyr Cove, Nevada 89448-1038

(702) 588-4547  
Fax (702) 588-4527

## MEMORANDUM

October 30, 1989

TO: Advisory Planning Commission  
FROM: Susan E. Scholley, Agency Counsel  
SUBJECT: Amendment of Chapter 4, Appendix A, Relative to Security Revocation

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DISCUSSION: The Rules Committee is proposing adoption of new procedures for using project securities to effect compliance with permit conditions. As part of that system, the Rules Committee is recommending that the initial determination to use a project security be made by the Executive Director.

Accordingly, Appendix A needs to be amended to delete "security revocations" from the list of matters requiring Board review.

ENVIRONMENTAL DOCUMENTATION: Because the amendment is procedural, staff will recommend a finding of no significant effect on the environment.

RECOMMENDATION: The APC is asked to recommend the amendment to the Board.

SES:jm  
10/30/89

AGENDA ITEM IV.A.

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# TAHOE REGIONAL PLANNING AGENCY

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## MEMORANDUM

October 30, 1989

To: Advisory Planning Commission

From: TRPA Staff

Subject: Public Hearing and Recommendation -- Amendment to  
Plan Area 089B to Permit Transfer and Collection  
Stations as a Special Use

Proposed Action: Staff is proposing to amend Plan Area Statement 089B, California South Stateline Resort Area, to permit collection stations as a special use. The proposed amendment language adding collection stations as a special use is located on page three of Attachment A and is underlined.

Discussion: Collection stations are presently not an allowed use in Plan Area 089B, however, several other types of public service uses are permitted. This plan area is designated as a Tourist land use classification with a Redirection management strategy. The plan area is generally in the same area as the City of South Lake Tahoe's redevelopment plan.

Collection stations are defined in Chapter 18 of the Code of Ordinances as follows:

"Collection Stations: Establishments engaged in the temporary accumulation and storage of recyclable discarded materials, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular, and consistent schedule. (Does not include automobile wrecking yards or any recycling processing facilities, which are listed under Recycling and Scrap; does not include storage of toxic or radioactive waste materials)."

The City of South Lake Tahoe and the TRPA staff have requested this amendment in order to comply with a recent California state law requiring stores of a certain size selling bottled beverages to provide recycling collection stations at or near the store.

AS:rdh  
10/30/89

AGENDA ITEM IV B.

The proposed amendment would be consistent with applicable land use goals and policies of the City's recently adopted Redevelopment Demonstration Plan. Presently, the nearest recycling collection station to this plan area is the South Tahoe Refuse collection station located on Ruth Avenue near Tahoe Keys Boulevard.

As a public service use collection stations do not require commercial floor area. The recycling facilities would have to meet Code requirements regarding signage, visual screening, and water quality protection measures.

Environmental Documentation: Staff is proposing to make a Finding of No Significant Effect (FONSE) for the following reasons:

1. The ability to provide collection stations at the major retail center in Plan Area 089B would encourage the use of recycling as an alternative method to simply disposing of materials otherwise able to be recycled in compliance with California state law.

The special use designation is proposed to limit only these small recycling centers to the plan area and not accommodate major collection stations such as the Ruth Avenue facility. Staff does not feel a special policy is needed to prohibit the location of Ruth Avenue type facilities in Plan Area 089B.

2. The potential to reduce vehicle miles traveled by combining trips for persons who choose to recycle household materials and presently make additional trips to the existing collection station on Ruth Avenue.

Recommendations: Pending the outcome of the public hearing, staff recommends that the APC recommend approval of the amendment to the Governing Board. Staff will begin this item with a brief presentation. Please contact Andrew Strain at (702) 588-4547 if you have any questions or comments regarding this agenda item.

# 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 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.

<b>Residential</b>	Employee housing (S), multiple family dwelling (S), multi-person dwelling (S), nursing and personal care (S), residential care (S), and single family dwelling (S).
<b>Tourist Accommodation</b>	Bed and breakfast facilities (A), hotels, motels, and other transient dwelling units (A), timeshare (hotel/motel design) (S), and timeshare (residential design) (S).
<b>Commercial</b>	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).
<b>Public Service</b>	Churches (A), collection stations (S), 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).
<b>Recreation</b>	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).
<b>Resource Management</b>	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 recreation (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>
<b>Residential</b>	
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
<b>Tourist Accommodation</b>	
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
<b>Recreation</b>	
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 High-

way 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.)

# TAHOE REGIONAL PLANNING AGENCY

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## MEMORANDUM

October 30, 1989

To: Advisory Planning Commission

From: Agency Staff

Subject: Amendment to Plan Area 170 to Add Eating and Drinking  
Places as Special Use

Proposed Action: At the October Governing Board meeting, in response to an appeal, the Board directed the staff to schedule a public hearing at the November Board meeting to consider this amendment to PAS 170.

Background: A commercial complex known as Clementine's/Ward Creek Offices is located in PAS 170 (PAS 170 and map attached). Prior to the adoption of the Regional Plan in 1987, this site was zoned commercial by TRPA and Placer County. In addition to the now defunct Clementine's Restaurant, the site contains the West Star Cable Company, a pottery and gift store, Ferris Realty, A & N Construction Company, Tahoe West Water Company, Charles Dodd Computers, a jewelry manufacturing and sales enterprise, and a clothing studio.

As part of the TRPA Regional Plan adoption, TRPA considered the amount and location of commercial zoning needed for the new Plan. In general, there was too much commercial zoning and it was too spread out along the highways. Several sites in Placer County such as this site, a commercial site just north of Homewood, and a commercial site on the Truckee River corridor were not zoned commercial under the new Plan. The major reasons for this decision were a need to concentrate development (traffic impacts), a need to protect sensitive lands (water quality impacts), a need for scenic improvements, and a need to eliminate conflicting land uses.

This 2.9 acre site was one of the sites for which TRPA decided the existing commercial would become nonconforming based primarily on the need to concentrate development to meet traffic related thresholds and not permit further expansion. Land capability and use compatibility were not an issue here.

GWB:rdh  
10/30/89

AGENDA ITEM IV.C

Under TRPA's nonconforming use rules, this commercial complex could continue and could be completely rebuilt. However, the rules do prohibit expansion and if a use is discontinued for over one year it cannot be reinstated. The restaurant portion of this complex went out of business for more than than one year and thus no commercial use could go back into this building. The commercial floor area rights still remained with the property and could be transferred to a community plan area in keeping with the goals of the Regional Plan.

TRPA agreed to help resolve this situation by considering a PAS amendment which would make the use conforming. The idea was that if the original rationale for changing the zoning was wrong or new information was available, there may be planning reasons to change the permissible uses. There was no commitment from TRPA other than to waive the filing fee and process the amendment.

At this time, staff has the following concerns:

1. At this point the staff has not assembled nor has the plan amendment proponent submitted any information that would indicate TRPA could make the environmental findings required by Chapter 5 or the V(g) findings required by Chapter 6. The subject area needing the most research and study is the area of traffic impacts.
2. The amendment notice does not cover all the options to deal with the complex as a whole nor does it allow for consideration of limiting the use to the specific site by giving notice to surrounding property owners.
3. Because of the Thanksgiving holiday, the Governing Board packet will be mailed before APC considers this item.
4. Staff would like the North Tahoe Regional Advisory Council to review this prior to TRPA taking action.

Recommendation: The APC will conduct a public hearing on this item. Given the four concerns above, staff is not making a recommendation at this time.

PLAN DESIGNATION:

Land Use Classification - RESIDENTIAL  
 Management Strategy - MITIGATION  
 Special Designation - SCENIC RESTORATION AREA

DESCRIPTION:

Location: This is the area west of and surrounding the Sunnyside Resort, approximately two miles south of Tahoe City on Highway 89. The area can be located on TRPA maps B-8, C-8 and C-9.

Existing Uses: This Plan Area is an older residential subdivision consisting primarily of single family dwellings and some commercial uses on Highway 89. At present it is at approximately 80 percent built out.

Existing Environment: The area is 70 percent low hazard, 20 percent SEZ, and 10 percent moderate or high hazard. The vegetative composition is dominated by large firs. The entire area has been subdivided, but still retains a rural atmosphere. Impervious land coverage is estimated at 20 percent with an additional 20 percent considered disturbed.

PLANNING STATEMENT: This area should remain residential, maintaining the existing character of the neighborhood.

PLANNING CONSIDERATIONS:

1. Some of the SEZ areas have been modified or developed.
2. Subdivision improvements do not meet minimal BMP standards.
3. Additional fire protection is needed in this area.
4. Scenic Roadway Unit 13 is within this Plan Area and is targeted for scenic restoration as required by the scenic threshold.

SPECIAL POLICIES:

1. Additional fire protection facilities are encouraged in this area.

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 - Single family dwelling (A).
- Public Service - Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), churches (S), local post offices (S), and day care centers (S).
- Recreation - Participant sports (S), facilities day use areas (A), and riding and hiking trails (A).
- Resource Management - Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (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

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 50 CNEL. The maximum community noise equivalent level for the Highway 89 corridor is 55 CNEL.

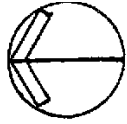


ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 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:

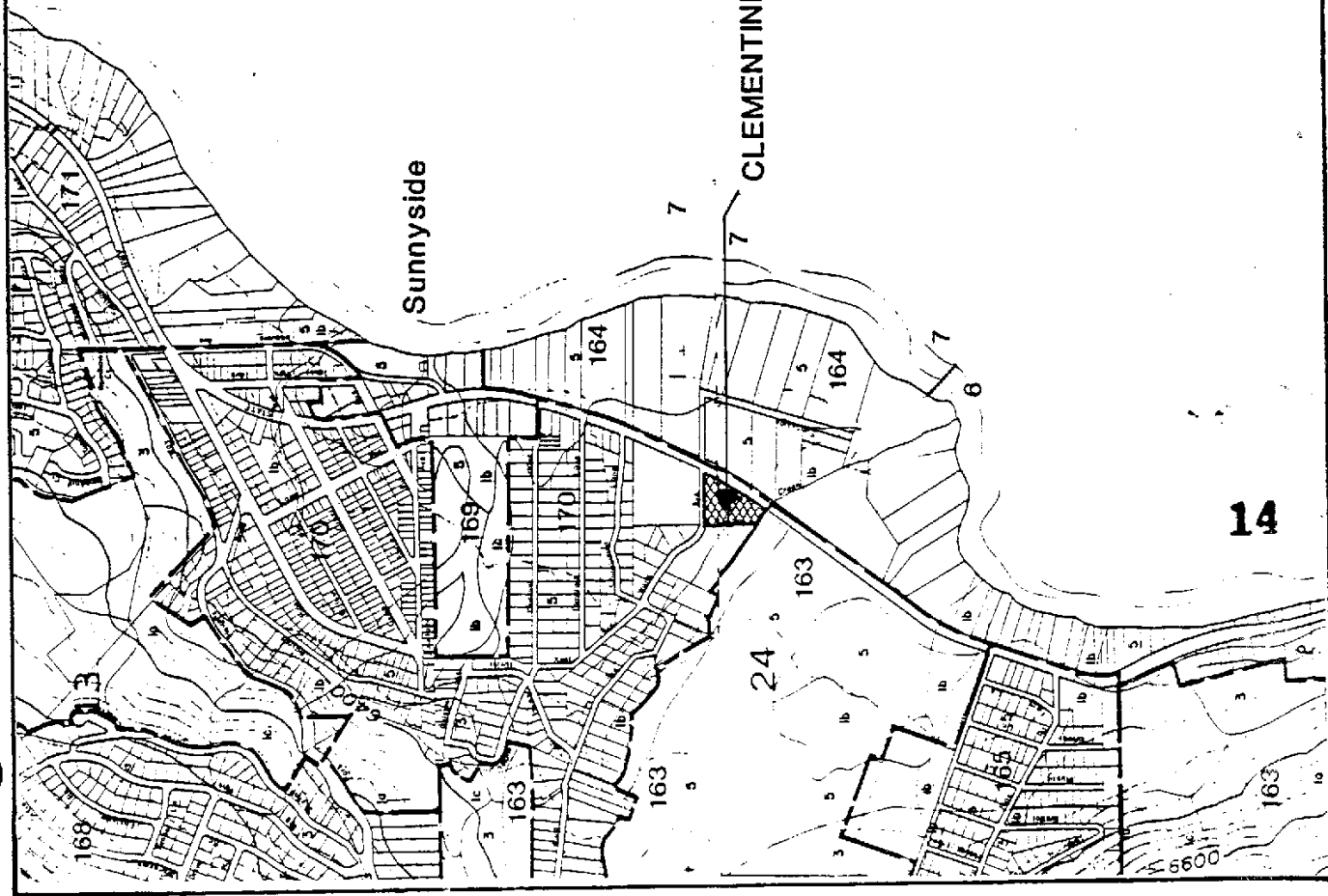
1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-1 through 18 of Volume I of the 208 Water Quality Plan.
2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.
3. Stream zone restoration as indicated 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 89 corridor. (To be completed.)



LAKE TAHOE

CLEMENTINE/WARD CREEK OFFICES

Sunnyside



# TAHOE REGIONAL PLANNING AGENCY

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## MEMORANDUM

October 27, 1989

To: Advisory Planning Commission

From: Agency Staff

Subject: Amendment of Chapter 4 (Project Review and Exempt Activities) to Adopt Memoranda of Understanding between TRPA and Caltrans and TRPA and the Nevada Department of Transportation

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Staff proposes an amendment to Chapter 4 of the Code of Ordinances to exempt certain activities of Caltrans and the Nevada Department of Transportation (NDOT) from TRPA review.

### Description and Discussion

Pursuant to Section 4.8 of the TRPA Code of Ordinances, TRPA may amend Chapter 4 to exempt those activities of public and quasi-public entities set forth in memoranda of understanding (MOUs) between TRPA and such entities. The format of the MOUs is similar to that found in Sections 4.2 and 4.3 of the Code. Activities are separated into categories of exempt and qualified exempt. Those activities are described in the MOU. Caltrans and NDOT may undertake exempt activities without contacting TRPA, and may commence activity on qualified exempt activities provided they give written notice one working day prior to the activity commencing. All activities, whether exempt or not, must comply with the TRPA Regional Plan, including the Code of Ordinances and Handbook of Best Management Practices.

As public agencies, Caltrans and NDOT are involved with many routine activities requiring TRPA review and approval. These MOUs will allow Caltrans and NDOT to provide more effective and efficient transportation service on their respective highway systems. TRPA staff has been working with both Caltrans and NDOT to develop MOUs which are both effective and sound in practice.

The TRPA Transportation and Air Quality Technical Advisory Committee will review the draft MOUs before the APC meeting on November 8, 1989. Agency staff will summarize their comments and recommendations for the APC at that time.

10/27/89  
/la

AGENDA ITEM IV D.

Environmental Documentation

Staff has completed the Environmental Checklist for the Initial Determination of Environmental Impact. Based on the Checklist, staff recommends a finding of no significant effect on the environment.

Chapter 6 Findings

Section 6.5 of the TRPA Code of Ordinances requires the following four findings be made prior to Code amendments:

- A. The project is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, and other TRPA plans and programs;

Section 4.8 of the Code allows for the development and implementation of MOUs to exempt certain activities not otherwise considered exempt or qualified exempt under Chapter 4. The activities described in the proposed MOUs are minor in nature, and are subject to all the provisions of the Regional Plan. The proposed MOUs are consistent with, and will not adversely affect implementation of the Regional Plan.

- B. The project will not cause the environmental thresholds to be exceeded;

Activities undertaken pursuant to these MOUs are subject to the provisions of the Regional Plan. The activities are minor in nature, are subject to restrictions, and are geared toward essential activities and maintenance of existing facilities. Therefore, the activities will not cause the environmental thresholds to be exceeded. This finding is also based on the Article V(g) checklist completed for the proposed amendment.

- C. Wherever federal, state, and local air and water quality standards applicable to the region, whichever are stricter, must be attained and maintained pursuant to Article V(d) of the Compact, the project meets or exceeds such standards; and

Activities undertaken pursuant to these MOUs are subject to the standards of the Regional Plan and Code. Caltrans and NDOT are agencies of the State of California and Nevada, respectively, and are also subject to the standards set forth in state statutes. Therefore, the stricter standards must be met. This finding is also based on the Article V(g) completed for the proposed amendment.

- D. The Regional Plan and all of its elements as implemented through the Code, rules and other TRPA plans and programs, as amended, achieves and maintains the thresholds.

As explained under findings A, B, and C, above, the Regional Plan will continue to attain and maintain the thresholds.

Article VI(a) Findings

Article VI(a) states;

The Agency shall prescribe by ordinance these activities which it has determined will not have a substantial effect on the land, water, air, space, or any other natural resources in the region and therefore will be exempt from its review and approval.

Section 4.8 of the Code allows for the implementation of MOUs with public entities to exempt activities from TRPA review. The proposed MOUs with Caltrans and NDOT exempts minor activities undertaken by state agencies charged with providing essential public services. Under the MOUs, Caltrans and NDOT will be able to more effectively and efficiently provide these services. The MOUs have no impact on the regulatory structure and do not result in an increase in development. The minor nature of the activities, coupled with the limitations elsewhere in the Code, assure the the MOUs will not have a substantial effect on the land, water, air, space, or other natural resources in the Region.

Ordinance 87-8 Findings

Section 2.5 of Ordinance 87-8 provides that findings under Section 2.40 are not needed to add policies of ordinances designed to make existing policies and ordinances more effective. The proposed MOUs with Caltrans and NDOT will implement Section 4.8 of the Code which allows amendments to exempt certain activities of public and quasi-public entities.

Staff Recommendations

Staff is not recommending action by the Advisory Planning Commission at this time. These MOUs are brought before you for your review and comment. Staff will incorporate comments received from the APC and the public into the final drafts of the MOUs, and bring them back to the APC for action in December, 1989.

Please contact Leif Anderson at (702) 588-4547 if you have any comments or questions on this agenda item.

MEMORANDUM OF UNDERSTANDING BETWEEN  
TAHOE REGIONAL PLANNING AGENCY AND  
CALIFORNIA DEPARTMENT OF TRANSPORTATION

This Memorandum of Understanding is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1989, by and between the TAHOE REGIONAL PLANNING AGENCY (TRPA), through its Executive Director as authorized by its Governing Board, and the CALIFORNIA DEPARTMENT OF TRANSPORTATION (Caltrans) by and through its designated representative.

All activities described in this Memorandum of Understanding (MOU) shall be in accordance with the Regional Plan package of TRPA as adopted by Ordinance No. 87-9, as amended from time to time. It is understood that all activities undertaken by Caltrans pursuant to this MOU shall comply with applicable Best Management Practices (BMPs), the Design Review Guidelines, and all other provisions of the TRPA Code, as it may be amended from time to time, except for the procedural provisions replaced by this MOU, and such guidelines as adopted by TRPA.

I. EXEMPT ACTIVITIES

The following activities on Caltrans owned, or controlled, land, in addition to those activities deemed exempt pursuant to Section 4.2 of the TRPA Code, are not subject to review and approval by TRPA. Activities exempt under this MOU shall not result in the creation of additional land coverage or relocation of land coverage.

Lane closures for completion of exempt activities shall be limited to one hour in duration.

A. Streets, Roads, and Highways

1. Operation, maintenance, repair or replacement of existing facilities. Including the following activities:
  - a. Pavement striping or markings.
  - b. Conversion of existing ground-mounted sign support structures to breakaway support structures, provided there is no increase in number, size, or height of the support structures.
  - c. Wet pavement correction.
  - d. Shoulder grooving.

- e. Repair of existing safety or protective devices, including; fencing, guardrails, barriers, energy attenuators, guide posts, markers, safety cables, ladders, light standards, hoists, traffic signals and controllers provided repair materials are similar in size, coloration, and design of the existing protective devices.
  - f. Asphalt/concrete blankets and patches on existing paved surfaces.
  - g. Bridge maintenance/painting.
2. Water Quality Control Facilities
- a. Culvert cleaning utilizing a hydro-jet vacuum system with no direct discharge of materials to the atmosphere, and provided materials are removed to disposal sites outside the Tahoe Basin.
  - b. Cleaning and repairing drainage facilities provided toe of adjacent slopes or cutbanks is not disturbed.
  - c. Repair and maintenance of existing asphaltic/concrete roadside gutters.
3. Snow Removal Activities
- a. Snow removal activities from roadways or highways which include plowing to the edge of the paved roadway/highway or plowing and hauling to existing snow disposal sites.
  - b. Removal of snow slide or avalanche debris to disposal sites located outside of the Tahoe Basin, or to TRPA approved disposal sites.
4. Sidewalks, Pedestrian Facilities and Bike Trails
- a. Maintenance and repair of existing sidewalks, pedestrian facilities, and bike trails.
  - b. Striping and marking of bike trails.
  - c. Handicapped accessibility improvement projects such as curb cuts and wheelchair ramps provided no new coverage or relocated coverage is created.

5. Signing

- a. Repair/replacement of existing signs provided there is no change in sign's overall height or area.
- b. Installation of temporary roadside warning/information signs related to construction/maintenance activities.

B. Structures

1. Demolition of structures, improvements or facilities, provided the structure, improvement, or facility is not designated, or pending designation as a historic structure, on the TRPA Historic Resource Map, as may be amended from time to time.

C. Miscellaneous Activities

1. Placement of temporary devices for the monitoring of highway or roadway traffic.
2. Placement of traffic detection devices in the pavement of a highway or roadway for the operation of traffic control signals or the monitoring of traffic.

II. QUALIFIED EXEMPT ACTIVITIES

The following activities on Caltrans owned, or controlled, land are not subject to review and approval by TRPA, provided Caltrans certifies, on a form provided by TRPA, that the activity does not result in the creation of additional land coverage or relocation of land coverage, or an increase in vehicle trips in excess of that otherwise exempt pursuant to Subsection 4.3.B of the Code, and is in conformance with the applicable provisions of the TRPA Code. The statement shall be filed with the TRPA Project Review Division at least 15 working days before the activity commences.

Lane closures for completion of qualified exempt activities shall be limited to 2 hours in duration along Highway 50, between the intersection of Kingsbury Grade and Ski Run Boulevard, and limited to 4 hours in duration along any other state or federal roadway or highway in the Tahoe Region. A traffic control plan is to be submitted to TRPA for road closures of more than 2 hours.



The following activities are in addition to those activities deemed qualified exempt pursuant to Section 4.3 of the Code.

A. Streets, Roads, and Highways

1. Operation, maintenance, repair or replacement of existing facilities. Including the following activities:
  - a. Chip seals, sand seals, flush seal of existing pavement provided that proper BMPs are in place, and a plan for dust control measures which will effectively reduce the amount of entrained dust to insignificant levels is included with the Qualified Exempt form to be submitted to TRPA.
  - b. Shoulder grading provided the toe of any adjacent slope or cutbank is not disturbed, and all spoil material is removed to a disposal site outside the Tahoe Basin.
  - c. Upgrading of bridge rails provided there is no increase in height, and there is no deterioration of scenic views.
  - d. Resurfacing or overlays of existing paved surfaces.
  - e. Removal of hazards immediately adjacent to a highway or roadway.
  - f. Embankment repair provided the activity occurs during the grading season (May 1, to October, 15), unless an emergency repair of a slide or slipout is required, and the repaired site is stabilized within 72 hours to prevent further erosion.
  - g. Rehabilitation of roadway substructure.
  - h. Roadway structural section repair
  - i. Reconstruction of existing pavement.
  - j. Repair or strengthening of existing bridge structure provided there is no change in the size of the existing structure.

2. Water Quality Control Facilities

- a. Earthslides or embankment slipout removal, repair and stabilization provided spoil material is removed from Tahoe Basin or to TRPA approved disposal sites.

III. PROJECTS

Those activities not identified as exempt or qualified exempt pursuant to Sections 4.2 through 4.9 of the TRPA Code, inclusive, and this MOU are projects subject to TRPA review and approval as set forth in Section 4.10 of the TRPA Code.

IV. LAND COVERAGE REQUIREMENTS

A. Land Coverage Limitations

Coverage created by the construction of linear public facilities, highways, streets and roads, facilities for public safety, access of the handicapped, and water quality control facilities shall be subject to the limitations set forth in Section 20.3 and Section 20.4 of the Code.

B. Land Coverage Transfers

Land coverage transferred to eligible parcels for linear public facilities, highways, streets and roads, facilities for public safety, access of the handicapped, and water quality control facilities shall be transferred in accordance with the provisions set forth in Subsection 20.3.B and Subsection 20.3.C of the Code.

C. Land Coverage Credits

Upon receipt of adequate documentation, TRPA shall give credit for restoration projects and retirement of land coverage undertaken by Caltrans since October 15, 1986, and prior to the execution of this MOU, for the removal of legally existing coverage, pursuant to Subsections 20.3.C, 20.4.C, and 38.2.C of the Code.

D. Tracking of Land Coverage Credits

Chapter 38 of the Code, along with Chapter 20 of the Code, provides for the accounting, tracking, and banking of coverage. By January 1, of each year, Caltrans shall submit a summary report on the status of coverage removal/restoration projects completed or underway during the accounting period. TRPA shall review the summary report and provide comments to Caltrans within sixty days.

V. COVERAGE MITIGATION

A. Mitigation Requirements

All activities which result in the creation of additional coverage, or activities where the amount of existing land coverage exceeds the allowable base coverage for the project area shall be mitigated pursuant to the requirements of Section 20.5, and Chapter 82 of the Code.

B. Mitigation Exemptions

Activities listed in Subsection 20.5.B and Section 82.4 of the Code are exempt from land coverage mitigation requirements. Coverage created by the construction of water quality control facilities, for the express purpose of capturing, channeling or otherwise controlling or directing the flow of storm or waste water to prevent or control erosion, and for the purpose of infiltrating or otherwise treating storm water runoff before it enters the waters of Lake Tahoe or its tributaries shall be exempt from coverage mitigation requirements and water quality mitigation requirements.

C. Mitigation Credits

Credit for the value of water quality control facility work completed since October 15, 1986, shall be given for projects, provided the projects offset at least 150 percent of the expected water quality impact of proposed projects. These credits may be used to offset the water quality mitigation fees required by Section 82.2 of the TRPA Code.

VI. COMPLETION OF EROSION CONTROL PROJECTS

Caltrans hereby commits to diligently pursue the completion of those projects identified in Table 18 of the TRPA Water Quality Management Plan Capital Improvements Program (CIP). These erosion and runoff control projects are related to Caltrans' highway facilities in the Lake Tahoe Region. Credit for the value of these projects shall be given to offset applicable water quality mitigation fees pursuant to Subsection 82.2 of the Code. TRPA and Caltrans agree to cooperatively establish a schedule for the completion of these projects pursuant to Subsection 25.2 of the Code.

VII. LOSS OF EXEMPTION

Any exempt activity or qualified exempt activity set forth herein shall be considered a project requiring TRPA review, if the Executive Director of TRPA determines that, because of unusual circumstances, the project may have a substantial effect on the land, air, water, space, or any other natural resource in the Region.

VIII. PROJECT REVIEW PROCESS

TRPA agrees to process Caltrans project applications as expeditiously as possible following receipt of required environmental documentation and completed project application. TRPA will work with Caltrans to ensure that environmental documentation and project application are complete before they are submitted to TRPA for review and approval.

Caltrans agrees to allow sufficient time in its project development schedule to complete adequate environmental documentation and project application.

IX. PROJECT SECURITY REQUIREMENTS

Caltrans projects undertaken to date have been completed within the project conditions of approval. TRPA agrees to continue the policy of not requiring securities for Caltrans projects.

X. TERMINATION

This Memorandum of Understanding may be terminated by either party upon thirty (30) day written notice.

CALIFORNIA DEPARTMENT OF TRANSPORTATION

\_\_\_\_\_ Date: \_\_\_\_\_

TAHOE REGIONAL PLANNING AGENCY

\_\_\_\_\_ Date: \_\_\_\_\_

MEMORANDUM OF UNDERSTANDING BETWEEN  
TAHOE REGIONAL PLANNING AGENCY AND  
NEVADA DEPARTMENT OF TRANSPORTATION

This Memorandum of Understanding is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1989, by and between the TAHOE REGIONAL PLANNING AGENCY (TRPA), through its Executive Director as authorized by its Governing Board, and the NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) by and through its designated representative.

All activities described in this Memorandum of Understanding (MOU) shall be in accordance with the Regional Plan package of TRPA as adopted by Ordinance No. 87-9, as amended from time to time. It is understood that all activities undertaken by NDOT pursuant to this MOU shall comply with applicable Best Management Practices (BMPs), the Design Review Guidelines, and all other provisions of the TRPA Code, as it may be amended from time to time, except for the procedural provisions replaced by this MOU, and such guidelines as adopted by TRPA.

I. EXEMPT ACTIVITIES

The following activities on NDOT owned, or controlled, land, in addition to those activities deemed exempt pursuant to Section 4.2 of the TRPA Code, are not subject to review and approval by TRPA. Activities exempt under this MOU shall not result in the creation of additional land coverage or relocation of land coverage.

Lane closures for completion of exempt activities shall be limited to one hour in duration.

A. Streets, Roads, and Highways

1. Operation, maintenance, repair or replacement of existing facilities. Including the following activities:
  - a. Pavement striping or markings.
  - b. Conversion of existing ground-mounted sign support structures to breakaway support structures, provided there is no increase in number, size, or height of the support structures.
  - c. Wet pavement correction.
  - d. Shoulder grooving.

- e. Repair of existing safety or protective devices, including; fencing, guardrails, barriers, energy attenuators, guide posts, markers, safety cables, ladders, light standards, hoists, traffic signals and controllers provided repair materials are similar in size, coloration, and design of the existing protective devices.
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X. TERMINATION

This Memorandum of Understanding may be terminated by either party upon thirty (30) day written notice.

NEVADA DEPARTMENT OF TRANSPORTATION

\_\_\_\_\_ Date: \_\_\_\_\_

TAHOE REGIONAL PLANNING AGENCY

\_\_\_\_\_ Date: \_\_\_\_\_

# 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  
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## MEMORANDUM

October 31, 1989

To: Advisory Planning Commission

From: Agency Staff

Subject: Amendment of Regional Plan Land Capability Overlay Map Pursuant to Man-Modified Determination, Chambers, APN 129-500-04, Incline Village, Washoe County

### BACKGROUND

The Chambers property is located off of Village Boulevard, between Third Creek and Country Club Drive in Incline Village, Nevada. This parcel is 20,378 square feet in size and has frontage on both Village Boulevard and Miner's Ridge Court.

The parcel is vacant and the owners wish to develop the property as a multi-family development. The construction of multi-family residential development is subject to the eligibility and land coverage requirements of the Regional Plan. The owners of the property obtained four 1989 building allocations and requested a Land Capability Verification.

A field verification conducted on May 5, 1989 found that a portion of the parcel (identified as area A) could be verified as Land Capability Class 4, associated with the IsD (Inville, stony coarse sandy loam, 9 to 15 percent slopes) soil type. Areas identified as areas B and C had been excavated and graded and could not be verified. Agents for the owner, Glickfeld Engineering, filed a Land Capability Challenge to determine if the disturbed area still had the physical characteristics of the mapped soil type.

A TRPA team of experts conducted the field investigations in early July, 1989 to process the Land Capability Challenge. A soils report was prepared by Davis<sup>2</sup> Consulting Earth Scientists based on the field investigations conducted by Sid Davis, Grant Kennedy and John Rodgers. The hydrologic evaluations and field investigations were conducted by Gary Shellhorn, IPES Project Manager.

The soils report concluded the soils of the area which had been excavated and graded had characteristics different than the mapped soil unit and were not specially defined in the Tahoe Area Soil Survey (Rodgers, 1974).

GS:cs  
10/31/89

AGENDA ITEM V.A.

Chapter 20, Subsection 20.2.F of the TRPA Code of Ordinances sets forth policies for processing man-modified determinations. A man-modified determination is a procedure to evaluate land which has been modified such that it no longer exhibits the characteristics of land having the original land capability classification.

Based on the soils report, the staff recommends a man-modified determination pursuant to Subsection 20.2.F.

REPORT

A portion of APN 129-500-04 was modified by grading and some minor fill. Much of the modified area has a compacted surface layer. Area B is 3970 square feet with slope gradient of 30 percent or greater. Area C is 9,260 square feet with a 5 percent slope gradient. The following analyses are provided to complete the man-modified report:

- (a) Geomorphic Characteristics - The Geomorphic Analysis of the Lake Tahoe Basin (Bailey) places this parcel within geomorphic unit E-2 (outwash, till and lake deposits). This geomorphic unit is classified as low hazard land, the least fragile of the geomorphic units.
- (b) Surface and Subsurface Hydrology - The altered area was created by cutting into the natural gradient, resulting in an oversteepened cut bank (area B) with slopes greater than 30% and a flat compacted area. The cut banks have evidence of seeped soil conditions, characterized by the presence of willows. The wetted soil conditions generally persist during the spring snow melt period when the subsurface is saturated. The compacted area, area C, has moderately high runoff potential because of the relative shallow soil profile. There was no evidence of free water in the soil profile for area C.
- (c) Physical/Chemical Soil Characteristics - The mapped soil type for this parcel is IsC (Inville, stony coarse loam, 2 to 9 percent slopes) as defined in the Tahoe Area Soil Survey (Rodgers, 1974). The natural area of the parcel was verified as IsD (Inville, stony coarse loam, 9 to 15 percent slopes) based on the slope gradient of the parcel.

The soils on this parcel were analyzed by Davis<sup>2</sup> Consulting Earth Scientists. A soils investigation report was prepared and is attached. The IPES score for the parcel is 670.

The altered area of the parcel is an oversteepened cut bank and a flat compacted soil where much of the soil material has been removed. The present soils in the compacted area are very gravelly sands overlaying sandy loam and mottled coarse sandy loam substratum. These soils are not specifically defined in the Lake Tahoe Region.

The oversteepened cut bank soils still retain properties similar to the mapped Inville soil unit. This area is a transitional land feature with a slope gradient which would have an "F" slope phase and would be labeled IsF.

- (d) Erosion Hazard - The altered soils in area C have been compacted and have a slight erosion hazard. The oversteepened cut bank, area B, is well vegetated and has stable surface conditions.
- (e) Vegetation - The altered area in area C is essentially barren with some asphalt and concrete on the surface. The other portions of the parcel have fair vegetative cover with a conifer overstory with white thorn and manzanita ground cover. The cut bank (area B) has scattered willow mixed with manzanita.
- (f) Land Capability District - The flat altered area has the physical characteristics and properties of a soil best classified as Land Capability Class 5 according to Land Capability Classification of the Lake Tahoe Basin, A Guide to Planning (Bailey, 1974), Table 4, Page 20. The cut bank area is best classified as Land Capability Class 1a because of slope. The undisturbed natural area is classified as Land Capability Class 4. A topographic site plan map on file at TRPA depicts the boundaries of the different land capability units.

REQUIRED FINDINGS

Finding (a): The land was modified prior to February 10, 1972.

The staff concludes the property was altered prior to the required date based on review of the TRPA land capability aerial photo maps from October 1971. Staff was unable to determine when the parcel was actually altered by grading and excavation. It is believed the area was part of the construction yard for some of the Incline Village subdivision development.

Finding (b): Further development will not exacerbate the problems resulting from the modification of the land and will not adversely impact sensitive lands adjacent to or nearby the man-modified area.

Development of the altered area C will not increase runoff provided development is completed with properly conceived and designed BMP's which are properly maintained. Revegetation of the disturbed areas not utilized for development would enhance nutrient uptake and minimize surface erosion potential. There is no evidence of high groundwater on the area C portion of the man-modified area and further development would not interfere with groundwater.

Finding (c): The land no longer exhibits the characteristics of land bearing the same original land capability classification.



The original land capability of the altered area was mapped Class 6 and would have probably been classified as Class 4 because of slope, as was the unaltered portion of the parcel. The altered area now exhibits the characteristics of Class 1a and 5.

Finding (d): Restoration of the land in question is infeasible because of factors such as the cost thereof, a more positive cost-benefit ratio would be achieved by offsite restoration, onsite restoration would cause environmental harm, restoration onsite would interfere with an existing legal use and the land is not identified for restoration by any TRPA program.

Onsite restoration of the altered areas to the original slope and land form configurations would require the importation of fill material to reshape the slope contours. Placement of fill material reshaped to the natural slope range of 9 to 15 percent would increase erosion potential and create a large area of unvegetated, erodable soil. The cost to recontour or reshape the altered areas to the original land capability would exceed the costs to revegetate the altered area C since the cut bank, area B, is presently well vegetated and is stable. Recontouring and reshaping the altered area to original conditions would not enhance the potential use of the property for residential development and would probably increase the potential for environmental impacts due to the steeper slopes than presently exist. This parcel is identified for revegetation restoration by TRPA as part of the Lake Tahoe Water Quality Management Plan.

Finding (e): Further development can be mitigated off-site.

Development of the site will generate mitigation fees for water quality and air quality improvements. Development based on the man-modified determination will actually be allowed less impervious land coverage than would have been allowed by the original land capability classification.

Finding (f): Mitigation to offset the losses caused by the modification of the land and pertinent land capability district shall be as follows: (i) onsite and offsite mitigation, (ii) pursuant to a maintenance program, including a schedule of maintenance proposed by the owner and approved by TRPA and (iii) collection of a security, if deemed necessary by TRPA, to guarantee mitigation.

Onsite mitigation to offset the losses caused by previous excavation and grading shall include revegetation of all disturbed areas, slope stabilization, drainage stabilization and infiltration of runoff from any future development. Onsite mitigation measures shall be in compliance with the TRPA BMP Handbook.

Offsite mitigation to offset the losses caused by the previous excavation and grading will consist of standard water quality and air quality mitigation fees. There is a net decrease in potential allowable land coverage associated with the man-modified determination. The original land capability classification would have allowed 4,065 square feet of potential land coverage based on a parcel size of 20,325 square feet. The potential allowable land coverage with a man-modified

determination would result in 3,774 square feet of land coverage. Actual allowed land coverage could be less than the potential allowable land coverage because of the split high land capability areas and the open space restrictions of the parcel. Since there is no net gain of land coverage, the reduction in total allowable land coverage would qualify as adequate offsite mitigation. Any development of the property would also be subject to the regular TRPA water quality and air quality mitigation fees.

As conditions of the approval of this man-modified determination, the applicant shall rip the compacted areas, revegetate the disturbed areas, and maintain the vegetative cover. This condition is a temporary mitigation measure until the owner develops the parcel. At that time, the proponent would be subject to the standard TRPA requirements for BMP's to vegetate disturbed areas, stabilize drainage, and infiltrate runoff.

STAFF RECOMMENDATION

The approval of the man-modified determination requires a plan amendment to the Land Capability Overlay Map. Staff recommends that the APC recommend Governing Board approval of the plan amendment, with the conditions as stated under finding (f), above.

July 20, 1989

AUG 08 1989

Soil Investigation  
for  
Lot 7 Block Q Incline Village Unit No. 3  
Washoe County, Nevada  
(A.P.N. 129-500-04)

TAHOE REGIONAL  
PLANNING AGENCY

### Introduction:

A soil investigation was made on Lot 7 Block Q, Incline Village Unit No. 3 on June 15 and July 6, 1989. This parcel is at 933 Miners Ridge Court. It extends from Miners Ridge Court to Village Boulevard fronting Village Boulevard about 300 feet west of Country Club Drive. This study was done at the request of the Tahoe Regional Planning Agency. The objective of this work was to review the soils and other features of this parcel and relate them to Land Capability and allowable land coverage as utilized in the Lake Tahoe Basin.

### Environmental Setting:

This parcel is shown on TRPA soil map sheet H-3 (Incline Village) as being in two soil units, IsC (Inville stony coarse sandy loam, 2 to 9 percent slopes, and IsD (Inville stony coarse sandy loam, 9 to 15 percent slopes. The geologic map for the north half of the Basin (Mathews) shows the parcel is within an area of Qal (Alluvium) and a portion to be in a delineation of Qm (Glacial deposits). The geomorphic analysis of the Basin by Bailey places this lot within the geomorphic unit E-2 (Outwash, Till, and Lake Deposits).

Lot 7 slopes southward from Miners Court toward Village Boulevard on about a 12 percent slope gradient, then breaks off sharply about 120

feet from Village Boulevard on a cut slope. The portion of this lot fronting Village Boulevard has been graded, removing the soil materials and leaving a gently sloping (about 5 percent) plane surface. The undisturbed portion of the lot adjacent to Miners Court is covered with Jeffrey pine, fir, manzanita and mountain whitethorn. The excavated portion is essentially bare and the ground surface has a thin patchy layer of gravels and spots of paving materials.

There are no stream environment zones on the parcel.

**Procedures:**

The soils were examined along cuts and with a soil auger. A backhoe was used to examine the soils in the excavated portion. Two soils profiles (one representing the undisturbed area and one from the altered area) were examined and described in some detail. Copies of these profiles are attached for reference.

The slopes were measured with a clinometer.

**Findings:**

There are three different land capability districts on this parcel. An area extending from Miners Court for about 80 to 100 feet toward Village Boulevard consists of deep well drained soils that are undisturbed. These soils can be characterized as having a brown slightly acid sandy loam topsoil overlying a pale brown medium acid coarse sandy loam subsoil. These soils are quite previous and would be placed in Hydrologic Group B. They would have a moderately slow runoff potential and moderate relative erosion potential. Soils such as these are not defined in the Basin. They are similar in many respects to the Inville soil series but lack the volume of coarse fragments associated with the Inville series. The undisturbed area would be placed in a delineation of IsD and assigned to Land Capability

Class 4 in accordance with standards utilized in the Basin.

A cut slope (> 30 percent), or escarpment, has similar properties as the high position soil, and is a transitional land feature, grading into the flat area adjacent to Village Drive. This area would have high erosion hazard and high runoff potential. This escarpment area would best be placed in a fabricated unit IsF (Inville stony coarse sandy loam, 30 to 50 percent slope), with Land Capability Class 1a.

The altered portion representing the flatter area adjacent to Village Drive, has been excavated removing considerable soil materials. The remaining soil has been compacted on the immediate surface by traffic, parking and etc. The upper 3 inches is a light gray very gravelly sand, mildly alkaline in reaction and with strong coarse platy structure. This is underlain by a variegated gray and brown slightly acid sandy loam which overlies a light brownish gray slightly acid prominently mottled coarse sandy loam substratum. There was no free water in evidence in the backhoe pit.

These altered soils have mottles that are related to conditions when these soil layers were deep below the former land surface. Present soil drainage is assessed as being either moderately well or somewhat poor. These soils would be placed in Hydrologic Group C. The soils on this altered area would have a moderately high runoff potential and a slight erosion hazard.

This altered soil is not specifically defined in the Basin, and for delineation purposes, will be represented as soil A1 (Altered soils). It would be placed in Land Capability Class 5 in accordance with criteria utilized in the Basin.

#### Conclusion:

The soils on Lot 7 Block Q, Incline Village Unit No. 3 were examined  
nouis<sup>2</sup> Consulting Earth Scientists

in detail. It is concluded that they should be in three soil unit delineations. These are IsD (Inville stony coarse sandy loam, 9 to 15 percent slopes); IsF (Inville stony coarse sandy loam, 30 to 50 percent slopes); and A1 (Altered soils).

The IsD soil unit is assigned to Land Capability Class 4 with a 20 percent allowable coverage. IsF is assigned to Land Capability Class 1a, with 1 percent coverage. The A1 soil unit has been found to have characteristics that would place it in Land Capability Class 5 with a 25 percent allowable land coverage.

A detailed topographic map is needed to outline the extent of these areas so they relate to Lot 7.

Respectfully Submitted,



Sidney Davis  
Certified Professional  
Soil Scientist No. 1031

Soil Profile No. 1

- 0 1 to 0 inches, conifer needles and duff.
- A1 0 to 6 inches, brown (7.5YR 5/2) sandy loam, dark brown (7.5YR 3/2) moist; weak fine granular structure; soft, loose, nonsticky and nonplastic; common very fine and fine, few medium roots; many very fine and fine interstitial pores; slightly acid; clear smooth boundary.
- A3 6 to 12 inches; brown (7.5YR 5.4) sandy loam, dark reddish brown (5YR 3/3) moist; weak fine granular structure; consistence, roots and pores as above; medium acid; clear smooth boundary.
- B2 12 to 26 inches, light brown (7.5YR 6/4) sandy loam, reddish brown (5YR 4/4) moist; weak fine subangular blocky structure; slightly hard, very friable; nonsticky and nonplastic; common very fine and fine roots; common very fine and fine interstitial pores; medium acid; gradual smooth boundary.
- B3 26 to 38 inches, pale brown (10YR 6/3) coarse sandy loam, brown (7.5YR 5/4) moist; weak fine subangular blocky structure; slightly hard very friable, nonsticky and nonplastic; pores, reaction and boundary as above.
- C1 38 to 48 inches, pale brown (10YR 6/3) coarse sandy loam, brown (7.5YR 5.4) moist; massive; slightly hard, very friable, nonsticky and nonplastic; few very fine and fine interstitial pores; medium acid, gradual smooth boundary.
- C2 48 to 60 inches, very pale brown (10YR 7/3) coarse sandy loam, variegated yellowish brown (10YR 5/4) and dark yellowish brown (10YR 4/4) moist; massive; consistence, pores as above; strongly acid.

Soil Classification: Coarse loamy, mixed, frigid, Typic Xerumbrepts  
Soil Series: Not defined in Basin - Inville Variant

Soil Profile No. 2

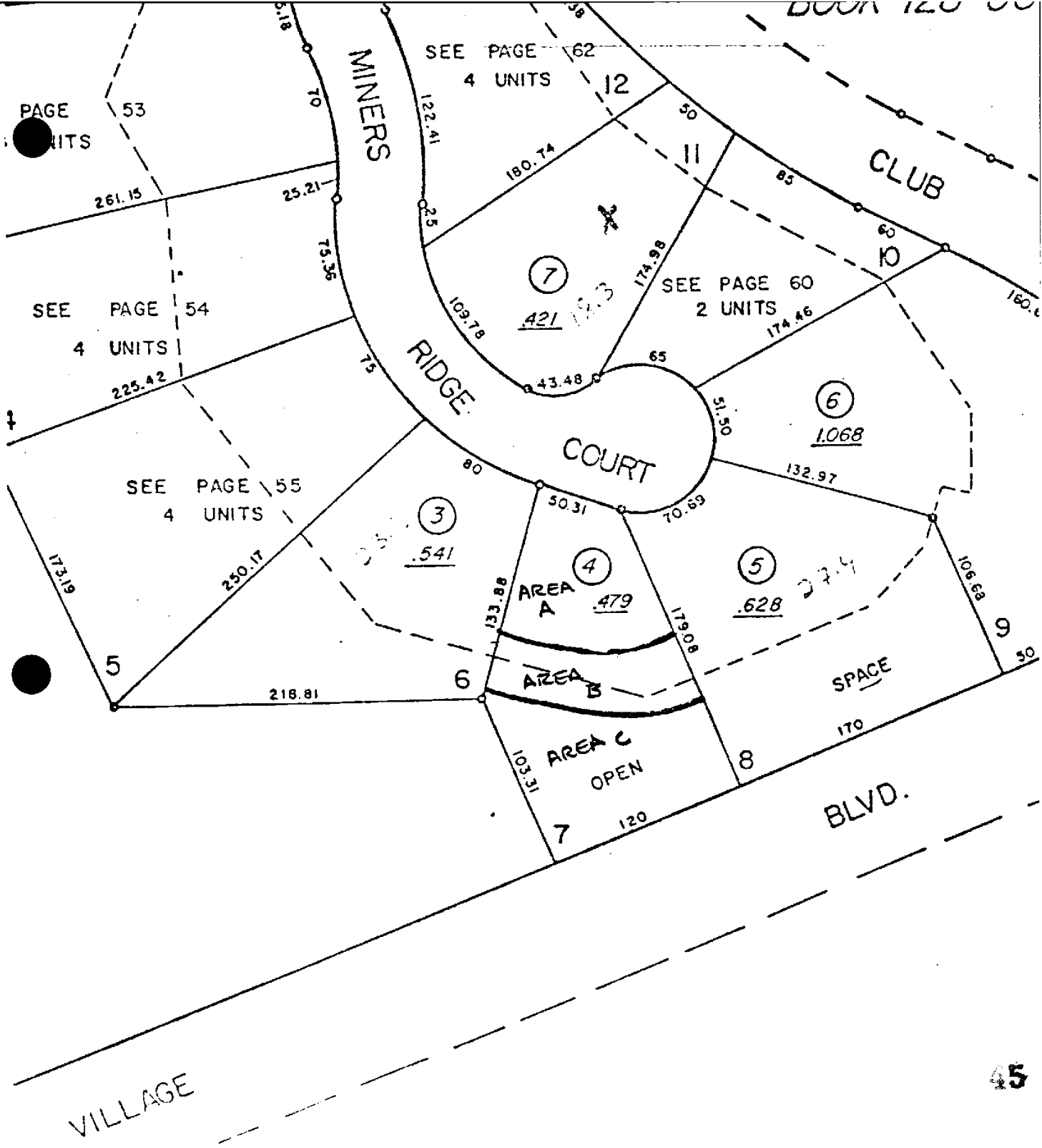
Backhoe Pit - Surface has thin layer of gravel and spots of paving materials.

- C1 0 to 3 inches, light gray (10YR 7/1) very gravelly coarse sand, brown (10YR 5/3 moist) strong coarse platy structure; hard, firm, nonsticky and nonplastic; few very fine interstitial pores; mildly alkaline; abrupt smooth boundary.
- C2 3 to 17 inches, variegated light gray (10YR 7/2) and light brown (7.5YR 6/4) gravelly sandy loam, variegated dark yellowish brown (10YR 4/4) and strong brown (7.5YR 4/6) moist; massive slightly hard, firm, nonsticky and nonplastic; few fine interstitial pores; slightly acid; 15 percent gravels; clear wavy boundary.
- C3 17 to 60 inches, light brownish gray (10YR 6/2) coarse sandy loam with many coarse prominent strong brown (7.5YR 5/6) mottles, brown (10YR 4/3) with many coarse prominent mottles moist; massive, slightly hard, very friable, nonsticky and nonplastic; common medium and coarse roots; many very fine and fine interstitial pores; neutral; 10 percent gravels.

Soil Classification: Coarse loamy, mixed, frigid, Aquic Xerorthents.

Soil Series: Not defined in Basin - Altered Soils





Assessor's Map County of Washoe, Nevada

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

# TAHOE REGIONAL PLANNING AGENCY

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## M E M O R A N D U M

October 29, 1989

To: Advisory Planning Commission

From: Agency Staff

Subject: Amendment of Chapters 18 and 33, Relative to Land Use Definitions

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Proposed Action: Staff is requesting APC comments on the proposal to amend Chapters 18 and 33 (see Attachment A) to accomplish the following:

1. Clarify which uses are subject to the secondary storage or display requirement of Subsection 18.2.D.
2. Link the accessory use definition in Chapter 18 with the accessory use criteria of Chapter 33. Clarify that commercial accessory uses are eligible for the floor area exemption only when the primary use is not categorized as commercial.
3. Locate specific uses in their proper land use category. For example, outdoor ice skating rinks are to be listed under participant sports or under outdoor amusements if they are commercial, public indoor rinks are to be listed under recreation centers, car washes are listed as a primary use and will be found under auto repair and service, public raft launching is to be listed under day use area, and commercial rafting is to be listed under outdoor recreation concessions.

At this time, staff is requesting APC input and comments only. After another APC review in December, this item will go to the Governing Board.

Discussion: The intent of these amendments is to clean up problems that have been identified in the last two years as a result of the application of the Code and Plan Area Statements. It is not the intent to create new use categories, reclassify uses, or make other changes that would require Plan Area Amendments or create the potential for significant environmental impacts.

GB:jm  
10/29/89

AGENDA ITEM V B.

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CHAPTER 18

PERMISSIBLE USES

Chapter Contents

- 18.0 Purpose
- 18.1 Applicability
- 18.2 Accessory Uses
- 18.3 Table Of Primary Uses
- 18.4 Definitions Of Primary Uses
- 18.5 Existing Uses

18.0 Purpose: This chapter sets forth the allowable uses for the land areas within the Region. Allowable uses for the nearshore, foreshore and lakezone are set forth in Chapter 51. The concept of "use" includes any activity, whether related to land, water, air or other resources of the region. The primary uses are "allowed", "special" and "nonconforming", the applicability of which terms to a particular parcel shall be determined by reference to the plan area statements and maps, community plans, redevelopment plans and specific or master plans, as the case may be. Generic primary uses are set forth in the Table of Uses in section 18.3.

18.1 Applicability: All parcels have one or more primary uses as defined in this chapter except for parcels which are undeveloped or unimproved and have no established use. Those shall be considered vacant parcels. Vacant parcels are entitled to apply for a use pursuant to the provisions of the Code. Regulation of projects and activities pursuant to primary uses shall be as follows.

18.1.A Allowed Uses: Uses listed in applicable plan area statements, community plans, redevelopment plans or specific or master plans as "allowed" ("A") are appropriate uses for the specified area, and projects and activities pursuant to such uses may be permitted. Allowed uses are assumed to be compatible with the direction of the Regional Plan and the surrounding uses.

18.1.B Special Uses: Uses listed in applicable plan area statements, community plans, redevelopment plans, or specific or master plans as "special" ("S") may be determined to be appropriate uses for the specified area, and projects and activities pursuant to such uses found to be appropriate may be permitted. To allow a special use, TRPA shall conduct a public hearing according to the procedures in the TRPA Rules of Procedure. Before issuing an approval, TRPA shall, make the following findings:

- (1) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.
- (2) The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant's property and that of surrounding property owners.
- (3) The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

18.1.C Nonconforming Uses: Uses legally commenced prior to the effective date of the Regional Plan which would be prohibited if new, are nonconforming uses and may be continued, subject to the provisions of Section 18.5. Existing development in a special use category for which the findings in subsection 18.1.B have not been or can not be made shall be nonconforming uses.

18.1.D Prohibited Uses: Proposed uses not listed in applicable plan area statements, community plans, redevelopment plans, and specific or master plans are prohibited. Also proposed special uses for which the findings in subsection 18.1.B can not be made shall be prohibited uses.

18.1.E Gaming Uses: Gaming uses which are recognized as permitted and conforming uses are set forth in Article VI(d) of the Compact.

18.2 Accessory Uses: Accessory uses shall be regulated pursuant to the regulations applicable for the primary use upon which the accessory use is dependent. No project or activity pursuant to an accessory use may be permitted without a related primary use, existing or approved, on the same parcel.

18.2.A Accessory Use Defined: An accessory use is defined as a use, building, or other facility customarily a part of any primary use; that is clearly incidental and secondary to the primary use; that does not change the character or the intensity of the primary use; and that does not operate independent of the primary use. Additional criteria for determining commercial accessory uses for noncommercial primary uses are found in subparagraph 33.3.A(1)(b). Examples of accessory uses and related major categories of primary uses are as follows:

- (1) Residential - Accessory uses such as garages, green houses, homeowner association offices, art studios, workshops, swimming pools, storage structures, exempt home occupations, tennis courts, dog runs, emergency facilities, home occupations, secondary residence and other uses listed in the definition of a primary use as accessory.
- (2) Tourist Accommodation - Accessory uses such as garages, parking lots, swimming pools, tennis courts, bars and restaurants, equipment rental, maintenance facilities, laundries, gymnasiums, coin operated amusements, meeting rooms, managers quarters, child care facilities, emergency facilities, employee facilities other than housing, secondary residence, restricted gaming (Nevada only) and other uses listed in the definition of primary use as accessory.
- (3) Commercial - Accessory uses such as garages, parking lots, emergency facilities, maintenance facilities, employee facilities other than housing, secondary residence, restricted gaming (Nevada only), storage buildings and other uses listed in the definition of a primary use as accessory.
- (4) Public Service - Accessory uses such as garages, secondary residence, emergency facilities, parking lots, storage buildings and other uses listed in the definition of a primary use as accessory.
- (5) Recreation - Accessory uses such as garages, emergency facilities, child care, related commercial sales and services such as ski shops, pro shops, marine sales and repairs, parking lots, maintenance facilities, swimming pools, tennis courts, employee facilities other than housing, secondary residence, outdoor recreation concessions, bars and restaurants, and other uses listed in the definition of a primary use as accessory.

18.2.B Secondary Residence: One secondary residence is considered an accessory use to the primary use it serves and may be permitted where the primary use is a permissible use. This includes a guest house; a caretaker residence for a residential use; commercial use, public service or

recreational use; and a manager's quarters for a tourist accommodation or multi-residential use. A secondary residence may be permitted as accessory to a single family house if the parcel on which the house is located is greater in size than one acre. A secondary residence shall be considered a residential unit subject to the residential allocation limitations and transfer provisions.

18.2.C Local Utility Lines: Service drops and connections and local distribution lines are accessory to the structure which they serve, even though they are not on the same parcel, and may be permitted.

18.2.D Outside Display And Storage: Unless the definition of a primary use states that outside storage or display of material or merchandise is included as part of the use, such storage or display are considered accessory uses and subject to TRPA approval. TRPA may permit accessory outside storage of material or merchandise on an overnight basis only if the Plan Area lists secondary storage as a permissible use. Accessory outside display of merchandise for commercial purposes may be permitted by TRPA under the special use provisions of Section 18.1, provided the merchandise does not remain outside when the primary use is not in operation. Temporary outdoor sales are regulated under Chapter 7.

18.2.E Determination Of Accessory Use: Accessory uses not listed as accessory by example above may be considered accessory upon a finding by TRPA that the use is accessory based on the criteria in Subsection 18.2.A above.

18.3 Table Of Primary Uses: The following table of primary uses is a list of all primary uses that may be permitted within the land area of the Region. Each use is defined in section 18.4. Any use not listed on this table, presently or as amended, is prohibited. Plan area statements, community plans, redevelopment plans, and specific or master plans shall determine if a use is an allowable use, a special use, a prohibited use, or a nonconforming use for a specific parcel. This table, including the definitions of the uses set forth herein, shall apply to and govern all other chapters of this Code, plan area statements, community plans, redevelopment plans, and specific or master plans. Uses listed on this table may be considered accessory uses if they are listed in section 18.2.

TABLE OF PRIMARY USES

I.	RESIDENTIAL	
	Domestic animal raising	Nursing and personal care
	Employee housing	Residential care
	Mobile home dwelling	Single family dwelling
	Multiple family dwelling	Summer home
	Multi-person dwelling	
II.	TOURIST ACCOMMODATION	
	Bed and breakfast facilities	Time sharing (hotel/motel design)
	Hotel, motel, and other transient dwelling units	Time sharing (residential design)
III.	COMMERCIAL	
	A. <u>Retail</u>	
	Auto, mobile home and vehicle dealers	General merchandise stores
	Building materials and hardware	Mail order and vending
	Eating and drinking places	Nursery
	Food and beverage retail sales	Outdoor retail sales
	Furniture, home furnishings and equipment	Service stations
	B. <u>Entertainment</u>	
	Amusements and recreation services	Privately owned assembly and entertainment
	Gaming-nonrestricted (Nevada only)	Outdoor amusements
	C. <u>Services</u>	
	Animal husbandry services	Personal services
	Auto repair and service	Professional offices
	Broadcasting studios	Repair services
	Business support services	Sales lots
	Contract construction services	Schools - business and vocational
	Financial services	Schools - pre-schools
	Health care services	Secondary storage
	Laundries and dry cleaning plant	
	D. <u>Light Industrial</u>	
	Batch plants	Printing and publishing
	Food and kindred products	Recycling and scrap
	Fuel and ice dealers	Small scale manufacturing
	Industrial services	

E. Wholesale/Storage  
Storage yards                      Warehousing  
Vehicle and freight terminals      Wholesale and distribution  
Vehicle storage & parking

IV. PUBLIC SERVICE

A. General

Airfields, landing strips and heliports (new non-emergency sites prohibited)	Local public health and safety facilities
Cemeteries	Membership organizations
Churches	Power generating
Collection Stations	Publicly owned assembly and enter- tainment
Cultural facilities	Public utility centers
Day care centers	Regional public health and safety facilities
Government offices	Schools - college
Hospitals	Schools - kindergarten through secondary
Local assembly and entertainment	Social service organizations
Local post office	

B. Linear Public Facilities

Pipelines and power transmission	Transportation routes
Transit stations and terminals	Transmission and receiving facilities

V. RECREATION

Beach recreation	Outdoor recreation concessions
Boat launching facilities	Participant sports facilities
Cross country ski courses	Recreation centers
Day use areas	Recreational vehicle parks
Developed campgrounds	Riding and hiking trails
Downhill ski facilities	Rural sports
Golf courses	Snowmobile courses
Group facilities	Sport assembly
Marinas	Undeveloped campgrounds
Off-road vehicle courses	Visitor information centers

VI. RESOURCE MANAGEMENT

A. Timber Management

Reforestation	Special cut
Regeneration harvest	Thinning
Sanitation salvage cut	Timber stand improvement
Selection cut	Tree farms



- |   |   |
|---|---|
| <p>B. <u>Wildlife and Fishes</u><br/>         Early successional stage<br/>             vegetation management<br/>         Nonstructural fish habitat<br/>             management<br/>         Nonstructural wildlife habitat<br/>             management</p> | <p>Structural fish habitat<br/>         management<br/>         Structural wildlife habitat<br/>         management</p>                         |
| <p>C. <u>Range</u><br/>         Farm/Ranch accessory structures<br/>         Grazing</p>  | <p>Range pasture management<br/>         Range improvement</p>  |
| <p>D. <u>Open Space</u><br/>         Allowed in all areas of the<br/>             region</p>  |   |
| <p>E. <u>Vegetation Protection</u><br/>         Fire detection and suppression<br/>         Fuels treatment/management<br/>         Insect and disease suppression</p>  | <p>Prescribed fire/burning management<br/>         Sensitive plant management<br/>         Uncommon plant community<br/>         management</p> |
| <p>F. <u>Watershed Improvements</u><br/>         Erosion control<br/>         Runoff control</p>  | <p>Stream environment zone<br/>         restoration</p>   |

18.4 Definitions Of Uses: The uses listed in the Table of Primary Uses in section 18.3 are defined in this section. Uses accessory to the uses listed in the Table of Primary Uses are also defined and, to the extent practicable, listed in this section. Certain of the terms employed in defining the uses in this section may be defined in Chapter 2.

The uses are defined as follows:

Airfields, Landing Strips and Heliports: Transportation facilities used for the landing or take-off of aircraft, including helicopters; also, any appurtenant areas used for airport buildings and accessory facilities, including terminals, aircraft sales and rentals, and fueling facilities. This definition includes uses such as airports, heliports, helipads, and seaplane bases. Outside storage or display is included as part of the use.

Amusements and Recreational Services: Establishments providing indoor amusement or entertainment for a fee or admission charge, such as: arcades and coin operated amusements; card rooms, billiard and pool halls, bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; gymnasiums, reducing salons, health and athletic clubs; indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities; and motion picture theaters.

Animal Husbandry Services: Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, and animal kennels, except publicly operated animal control wildlife care which is included in "Local Public Health and Safety Facilities."

Auto, Mobile Home and Vehicle Dealers: Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobile homes, recreational and utility trailers, motorcycles, golf carts, snowmobile and jet-skis (except bicycles and mopeds, which are included under "General Merchandise"). Such businesses are considered a primary use when the establishment sells more than than six (6) vehicles per calendar year. Also includes establishments selling new automobile parts, tires and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include establishments dealing exclusively in used parts, see "Recycling and Scrap." Does not include outside sales, see "Sales Lots".

Auto Repair and Service: Service establishments engaged in repair, alteration, painting, washing or waxing of automobiles as a principal use. Also includes rental of cars, trucks or trailers; leasing of cars and trucks, except finance (equity) leasing which is included under "Financial Services." Does not include: automobile parking (classified in "Transportation"); repair shops subordinate to and maintained by a vehicle dealership; service stations (which are separately defined); or automobile wrecking yards (which are included under "Recycling and Scrap." Outside storage or display is included as part of this use.

Batch Plant: Manufacturing establishments for the production of paving materials or concrete. Does not include quarrying operations supplying material for the production of such materials. Outside storage or display is included as part of this use.

Beach Recreation: Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, and picnic sites. Nearshore and foreshore facilities are included in Chapter 51.

Bed and Breakfast Facilities: Residential type structures which have been converted to, or constructed as, tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, where at least one meal daily is provided. Does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses which are included under "Multi-Family Dwellings."

Boat Launching Facilities: Recreational establishments which provide boat launching, parking and short term trailer storage for the general public. Storage, mooring and maintenance of boats is included under "marinas." Raft launching is included under "day use areas." Outside storage or display is included as part of the use.

Broadcasting Studios: Communication establishments such as telegraph, telephone, radio and television broadcasting and receiving stations and studios, contained entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors and antennas are included under the definition for "Transmission and Receiving Facilities."

Building Materials and Hardware: Retail trade establishments within buildings primarily engaged in selling lumber and other building materials including paint, wallpaper, glass, hardware, nursery stock, lawn and garden supplies. Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. ~~If the use requires outside storage, it must be considered also under "secondary storage."~~ Establishments primarily wholesaling plumbing, heating, and air conditioning equipment and electrical supplies are classified in "Wholesale and Distribution."

Business Support Services: Service establishments within a building, providing other businesses with services including maintenance, repair and service, testing, rental. This includes establishments such as outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, photofinishing, computer related services (rental, repair, and maintenance), commercial art and design (production), film processing laboratories, services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services.

Cemeteries: Internment establishment engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. This includes establishments such as animal cemeteries; cemetery associations; cemetery, mausoleum and columbarium operations. (Excludes funeral parlor, cemetery real estate operations, and related facilities listed under "Personal Services").

Churches: Religious organization facilities operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.

Collection Stations: Establishments engaged in the temporary accumulation and storage of recyclable discarded materials, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular, and consistent schedule. (Does not include automobile wrecking yards or any recycling processing facilities, which are listed under Recycling and Scrap; does not include storage of toxic or radioactive waste materials). Outside storage or display is included as part of the use.

Contract Construction Services: Service establishments primarily engaged in construction, such as new development, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activity are covered: (a) building construction by general contractors or by operative builders; (b) other construction by general contractors; and (c) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. Establishments engaged in the installation of prefabricated buildings and equipment also are included. An office not associated with a construction site or without secondary storage is considered under "professional offices". Outside storage or display is included as part of the use.

Cross Country Skiing Courses: Land or premises used as a commercial operation for nordic skiing.

Cultural Facilities: Permanent public or quasi-public facilities generally of a noncommercial nature such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, and arboretums.

Day-care Centers: Establishments used for the care of 7 to 12 children residing elsewhere.

Day-use Areas: Land or premises, other than participant sports, designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.

Developed Campgrounds: Land or premises designed to be used, let, or rented for temporary occupancy by campers traveling by motorized vehicle and which contain such facilities as camp sites with parking area, barbeque grills, tables, restrooms, and at least some utilities.

Dispersed Outdoor Recreation: ---Outdoor recreational uses which require few or no developed facilities and generally occur in rural areas such as hiking, horseback riding, jogging, dispersed, primitive, or back country camping, fishing and hunting, nature study and photography, rafting and kayaking, sight seeing, dispersed beach recreation, swimming, sunbathing, and cross country skiing.

Domestic Animal Raising: The keeping, feeding or grazing of animals as an avocation, hobby, or school project, secondary to the principal residential use of a property greater than two acres. Includes species commonly considered as farm animals, but does not include household pets, such as dogs and cats, except when such animals are being bred for commercial reasons. Outside storage or display is included as part of the use.

Early Successional Stage Vegetation Management: The application of a combination of actions that results in an area remaining in an early successional stage such as a meadow.

Eating and Drinking Places: Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption.

Employee Housing: Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity.

Erosion Control: Structural or nonstructural techniques applied to a particular site or region to prevent or minimize overland loss of soil or nutrients.

Farm/Ranch Structures: An uninhabited structure or building designed and built to provide cover for cattle, horses, and other related ranch animals, or for storage of farm or ranch implements, supplies, and products; contains no residential use and is not open to the public. Outside storage or display is included as part of the use.

Financial Services: Service establishments primarily engaged in the field of finance such as banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; vehicle finance (equity) leasing agencies and other investment companies.

Fire Detection and Suppression: Facilities for the detection and suppression of wildfire to protect life, property, public safety and resource values. Included is the operation of lookout towers, aircraft, or other surveillance techniques.

Food and Beverage Retail Sales: Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises. This includes establishments such as grocery stores, convenience stores, and liquor stores. Such establishments may include no more than two gas pumps as an accessory use.

Food and Kindred Products: Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region such as meat and poultry processing, dairy products processing, beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use.

Fuel and Ice Dealers: Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. Outside storage or display is included as part of the use.

Fuels Treatment: Activities required to treat fuels in order to reduce potential for damaging wildfires and secondarily enhance visual quality. Included are treating slash by lopping and scattering, piling and burning, chipping, hauling slash to another area for utilization, burning or burial, and broadcast burning.

Furniture, Home Furnishings, and Equipment: Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances including televisions and home sound systems. Also included is the retail sale of office furniture.

Gaming-Nonrestricted (Nevada only): Establishments, regulated pursuant to Article VI (d) through (i) of the Compact, which deal, operate, carry on, conduct, maintain or expose for play any banking or percentage game played with cards, dice or any mechanical device or machine for money, property, checks, credit or any representative of value. It does not include social games played solely for drinks, or cigars or cigarettes served individually, games played in private homes or residences for prizes, or games operated by charitable or educational organizations to the extent excluded by state law. Restricted gaming is permissible only as an accessory use.

General Merchandise Stores: Retail trade establishments such as department stores, variety stores, drug and discount stores, and general stores engaged in retail sales of one or more lines of new and used merchandise, including: dry goods, apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, parts and accessories. Also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florist and houseplant stores; cigar and news stands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is accessory to retail sales); and other miscellaneous retail shopping goods.

Golf Courses: An area of land laid out for the game of golf, driving ranges, and putting greens. A golf course may include accessory uses such as an eating and drinking place, clubhouse and general merchandise store. Outside storage or display is included as part of the use.

Government Offices: Buildings containing offices for public agencies including administrative offices, meeting rooms, and regional post offices, but does not include offices that are incidental and accessory to another government use, such as transit terminals, vehicle storage, campground, or storage yards.

Grazing: Utilizing natural forage as subsistence for livestock.

Group Facilities: Establishments which provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, religious camps.

Health Care Services: Service establishments primarily engaged in furnishing medical, mental health, surgical and other personal health services such as medical, dental and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists, or unlicensed individuals, are included under Professional Offices); medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and Personal Care."

Hospitals: Establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.

Hotels, Motels and Other Transient Dwelling Units: Commercial transient lodging establishments including hotels, motor-hotels, motels, tourist courts or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. It does not include bed and breakfast facilities.

Industrial Services: Service establishments providing other businesses with services including maintenance, repair, service, testing and rental. This includes establishments such as welding repair, armature rewinding and heavy equipment repair (except vehicle repair which is included under "Auto Repair and Service");

research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings (equipment rental yards are included under "Sales Lots"), including leasing tools, machinery and other business items except vehicles; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.

Insect and Disease Suppression: Activities, including use of biological or chemical means, required to suppress wildland infestations of insects or disease where silvicultural and other management practices have been insufficient to prevent loss of resources.

Laundries and Dry Cleaning Plants: Service establishments primarily engaged in high volume laundry and garment services such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment, which are classified in "Personal Services."

Local Assembly and Entertainment: Facilities for public assembly and entertainment for the local community not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers. Outside storage or display is included as part of the use.

Local Post Office: Establishments providing local neighborhoods with mail service and delivery such as postal substations and neighborhood delivery centers.

Local Public Health and Safety Facilities: Facilities operated by public or quasi-public entities for the local protection of the public such as firestations and other fire prevention facilities, police and sheriff substations, highway maintenance and snow removal facilities, water tanks, pumps, and related facilities, and sewage pumps and related facilities, and emergency medical services.

Mail Order and Vending: Establishments primarily engaged in retail sale of products by catalog and mail order. Also includes vending machine distributorships and suppliers. Does not include product manufacturing, which is included under the appropriate manufacturing use.

Marinas: Establishments providing water-oriented services such as yachting and rowing clubs; boat rentals; storage and launching facilities; sport fishing activities, excursion boat and sight-seeing facilities; and other marina-related activities, including but not limited to fuel sales and boat and engine repair. Near-shore and foreshore facilities are included in Chapter 51. Outside storage or display is included as part of the use.



Membership Organizations: Permanent, meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members such as business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations (not including lodging, which is under "Multi-person Dwelling"); political organizations and other membership organizations. Does not include country clubs in conjunction with golf courses, which are included under "Golf Courses." Does not include religious organizations which are defined under "Churches".)

Mobile Home Dwelling: A vehicular structure which is built on a chassis or frame, is designed to be used with or without a permanent foundation, is capable of being drawn by a motor vehicle and is used as a residential dwelling when connected to utilities.

Multiple Family Dwelling: More than one residential unit located on a parcel. Multiple family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. One detached secondary residence is included under secondary residence.

Multi-Person Dwelling: A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage or adoption in other than single family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels and apartment houses.

Nonstructural Fish Habitat Management: Implementing activities that maintain or improve fish habitat of any species through non-structural means. The primary purpose is to perpetuate the cold water fisheries resource through management of their habitat. Includes stream barrier removal, human access control, protection and enhancement of riparian vegetation, and beaver control.

Nonstructural Wildlife Habitat Management: Implementing activities that maintain or improve wildlife habitat of any species through nonstructural means. The primary purpose is to perpetuate viable populations of wildlife species native to the area through management of their habitat. Included are activities such as prescribed burning, snag protection, seeding and planting, maintenance of canopy closure, control of livestock and access control.

Nursery: Commercial retail and wholesale establishments where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use.

Nursing and Personal Care: Residential establishments providing nursing and health-related care as a principal use with in-patient beds such as skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes.

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

Open Space: Land with no land coverage and maintained in a natural condition or landscaped condition consistent with Best Management Practices, such as, deed-restricted properties and designated open space areas.

Outdoor Amusements: Commercial establishments for outdoor amusement and entertainment such as amusement parks, theme and kiddie parks, go cart and miniature auto race tracks, moped, bicycle, and skate rentals, and miniature golf courses. Outside storage or display is included as part of the use.

Outdoor Recreation Concessions: Facilities which are dependent on the use of outdoor recreation areas such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting and onsite recreation instruction. This also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area such as guide or-outfitter-services horse packing outfitters or snowmobiling outfitters.

Outdoor Retail Sales: Retail trade establishments operating outside of buildings on a daily or weekly basis, such as roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, fireworks, pumpkins or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.

Participant Sports Facilities: Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs; ice skating rinks and athletic fields (non-professional). Outside storage or display is included as part of the use.

Personal Services: Establishments primarily engaged in providing non-medically related services generally involving the care of persons including beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlors, cemetery real estate sales and related facilities, offsite rental of sporting equipment, and wedding chapels. These uses may also include accessory retail sales of products related to the services provided.

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, including transmission and distribution facilities; not including offices or service centers (classified in "Professional Offices"), equipment and material storage yards (classified under "Storage Yards"), distribution substations (classified under "Public Utility Centers"), powerplants (classified under "Power Generating Plants"). Outside storage or display is included as part of the use.

Power Generating: Establishments engaged in the generation of electrical energy for sale to consumers. Transmission lines located off the site of the power plant are included under "Pipelines and Power Transmission." Electrical substations are included under "Public Utility Centers."

Prescribed Fire Management: Planned burning under controlled conditions to dispose of slash or fuels, control unwanted vegetation, stimulate the growth of vegetation, control insects and pathogens, and maintain natural ecological succession in order to achieve vegetation and wildfire habitat management goals.

Printing and Publishing: Establishments engaged in printing onsite by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This group also includes establishments manufacturing business forms and binding devices.

Privately Owned Assembly and Entertainment: Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent, and similar public assembly uses.

Professional Office: A place where the following kinds of business are transacted or services rendered such as engineering, architectural and surveying services; real estate agencies; educational, scientific and research organizations; accounting, auditing and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities, employment, stenographic, secretarial and word processing services; off premise

concession (OPC) reporting services; data processing and computer services; management, public relations and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists which are included under "Health Care Services"). Incidental offices are considered accessory uses to a primary use.

Public Utility Centers: Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service. These uses include: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. These uses do not include office or service centers (classified in "Professional Offices or Government Offices"). Outside storage or display is included as part of the use.

Publicly Owned Assembly and Entertainment: Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people such as public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.

Range Improvement: Structural and nonstructural improvements and their maintenance designed to increase the forage, make forage areas accessible, provide water, and control livestock movement. Includes prescribed burning, irrigation, fertilization, water developments, fencing, noxious plant control, type conversion, seeding, etc.

Range Pasture Management: Activities required to manage the use of pastures for grazing. The primary purpose is to utilize a fenced closure, or other type of confined area, and the available forage therein, for livestock, such as pack and saddle horses, mules and cattle.

Recreation Centers: Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services such as swimming pools, ice skating rinks, multi-purpose courts, weight rooms, and meeting and crafts rooms.

Recreational Vehicle Parks: Transient lodging establishments engaged in renting, leasing or otherwise providing overnight sites for trailers, campers and recreation vehicles with individual utility hookups, this also includes accessory facilities such as public restrooms, swimming pools, and manager's quarters.

Recycling and Scrap: Establishments engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reuseable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Does not include terminal waste disposal sites, which are prohibited, and does not include temporary storage of toxic or radioactive waste materials. Outside storage or display is included as part of the use.

Reforestation: Reestablishment of trees on forest land to perpetuate tree cover. Included are ground preparation prior to natural seed fall, artificial seeding or planting, fertilizing and protecting young plants until established. Both mechanical and chemical techniques may be used. In heavily used recreation areas, special tending techniques may be necessary.

Regeneration Harvest: (Patch cutting, clearcutting, seed tree cutting, shelterwood cutting.) Removal of all trees in one or more cuts from an area for the purpose of creating a new even-aged stand especially species intolerant of shade. Openings created by regeneration harvests will be reforested by natural seeding, artificial seeding, or through planting.

Regional Public Health and Safety Facilities: Regional facilities operated by public or quasi-public entities for protection of the public such as fire stations and other fire prevention facilities, water and sewage facilities, transportation maintenance/storage facilities, police and sheriff substations and headquarters, including interim incarceration facilities able to accommodate a maximum of 100 prisoners at one time, and emergency facilities. Outside storage or display is included as part of the use.

Repair Services: Service establishments where repair of consumer products is the principal business activity, such as electrical repair shops; television and radio and other appliance repair; watch, clock and jewelry repair; reupholstery and furniture repair. Does not include businesses serving the repair needs of heavy equipment, which are included under "Industrial Services." An outdoor storage yard associated with these uses is considered under "Secondary Storage."

Residential Care: Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. Including, but not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.

Riding and Hiking Trails: Planned paths for pedestrian and equestrian traffic.

Runoff Control: Structural or nonstructural practices designed to provide reasonable assurance that the runoff water quality standards to the surface or ground waters will be achieved.

Rural Sports: Establishments which provide for special outdoor recreation group activities such as outdoor archery, pistol, rifle, and skeet clubs and facilities (indoor shooting facilities are included under the definition of "Amusements and Recreational Services"); hunting and fishing clubs; and equestrian facilities, stables, and exhibition facilities.

Sales Lots: Outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobile homes, construction equipment, farm machinery or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental); large scale permanent outdoor sales activities such as livestock auctions and sales. Outside storage or display is included as part of the use.

Sanitation Salvage Cut: Removal of dead, dying, deteriorating or highly susceptible trees where insects, disease, fire or wind has caused damage. Quick treatment prevents further losses and allows salvage of wood before it deteriorates.

Schools - Business and Vocational: Business and secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools including, but not limited to, music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail.

Schools - College: Junior colleges, colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training.

Schools - Kindergarten to Secondary: Kindergarten, elementary and secondary schools serving grades up to 12, including denominational and sectarian.

Schools - Pre-schools: Establishments used for the care of more than 12 children residing elsewhere.

Secondary Residence: A permanent residential dwelling that is secondary to the primary use of the property. A secondary residence has an independent foundation, walls separate from the principal dwelling, cooking facilities and bathrooms. This includes a caretaker residence that is used for housing a caretaker employed on the site to take care of the primary use, structures and land of the owner. A secondary residence for a single family house shall be limited to parcels greater than one acre. A guest house with or without cooking facilities shall be considered a secondary residence.

Secondary Storage: The outdoor storage or display of various materials on the same site as a principal building or use which is other than storage, which supports the activities or conduct of the principle use and does not increase the intensity of the use.

Selection Cut: A method for maintaining, or producing an unevenaged stand preferably of mixed species. In the Lake Tahoe Basin the method may be applied to convert evenaged stands to an uneven-aged condition, to maintain scenic quality, to prepare an area for use as a developed recreation site, or to maintain tree cover within a developed recreation site. Practices may include annual or periodic removal of individual or small groups of trees in order to realize the yield and establish a new crop. Regeneration cutting, improvement cutting, and tending of the immature stand are accomplished at each entry to obtain a high level of timber production.

Sensitive Plant Management: Activities or improvements intended to protect, enhance, perpetuate or increase the habitat of plant species listed by the state, federal government, or the TRPA as threatened, endangered, rare, or sensitive such as protective fencing and cages, livestock control, public education, direct control of people access, rerouting of trails, and other protective measures deemed appropriate to secure the survival of the species.

Service Stations: Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services and the sale of automotive products incidental to gasoline sales. May also include towing, mechanical repair services, car washing and waxing, and trailer rental, as accessory uses but does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work. Does not include the retail sale of gasoline as a accessory use to food and beverage retail sales when limited to not more than two pumps.

Single Family Dwelling: One residential unit located on a parcel. A single family dwelling unit may be contained in a detached building such as a single family house, or in a subdivided building containing two or more parcels such as a townhouse condominium. A caretaker residence is included under secondary residence.

Skiing Facilities: Uses and facilities pertaining to ski areas, including but not limited to, runs, trails, lift-lines cables, chairs, cars, warming huts, caretaking quarters, parking, vehicles, day lodges, shops for sale and rental of ski equipment, ski pro shop, first aid stations, ski school facilities and assembly areas, day nurseries, maintenance facilities, lounges, eating and drinking establishments, and other ski oriented shops. Uses and facilities serving non-skiing activities or operating year-round such as tennis courts, swimming pools, hot tubs, restaurants, bars, and retail sales constructed on lands which serve or are utilized in the operation of a ski area shall be considered under the appropriate use classification in this Chapter. Outside storage or display is included as part of the use.

Small Scale Manufacturing: Establishments considered to be light manufacturing or cottage industry which produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. Also included are artisan and craftsman-type operations which are not home occupations, and which are not secondary to on-site retail sales. Also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.

Snow Mobile Courses: Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.

Social Service Organizations: Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. Includes organizations soliciting funds to be used directly for these and related services. Also includes establishments engaged in community improvement and neighborhood development.

Special Cut: The cutting of trees for other than for timber production purposes, for reasons such as: (1) maintenance of a healthy forest so that losses due to insect, disease or fire will not result in harmful effects to watershed or visual quality on land of capability levels 1a, 1c, 2 and SEZ where conventional logging techniques may cause unacceptable water quality impacts or permanent soil damage; (2) maintenance of a healthy forest, remove dangerous trees, and enhance foreground views on land developed for recreational, administrative or private purposes, or intensively used for dispersed recreation; and (3) provision of ski trails, convert meadow encroachments, provide vista openings, increase water yield, or increase range and wildlife forage. Harvesting may require aerial techniques, and cutting without removal for consumption may be necessary. Cut trees may be utilized on site for fuelwood, wildlife habitat, traffic barriers, or for other purposes.

Sport Assembly: Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5000 person seating capacity such as stadiums, arenas, and field houses.

Storage Yards: Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, farm machinery or industrial supplies on a parcel. Outside storage or display is included as part of the use.

Stream Environment Zone Restoration: The reestablishment of the natural functions of areas that prior to modification were directly influenced by the presence of surface water or near surface groundwater and which have been identified by TRPA