

**TRPA  
APC  
PACKETS**

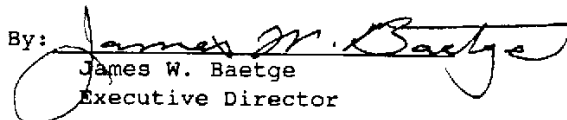
**FEBRUARY  
1995**

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION  
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, February 8, 1995, at the Horizon Casino Resort, U.S. Highway 50, Stateline, Nevada. The agenda for the meeting is attached hereto and made a part of this notice.

January 30, 1995

By:

  
James W. Baetge  
Executive Director

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

Horizon Casino Resort  
U.S. Highway 50, Stateline, Nevada

February 8, 1995  
9:30 a.m.

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. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Advisory Planning Commission on an agenda item not listed as a Public Hearing or a Planning Matter item, or on any other issue, may do so at this time. However, public comment on Public Hearing items will be taken at the time those agenda items are heard.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. DISPOSITION OF MINUTES
- V. PUBLIC HEARING AND RECOMMENDATIONS TO THE GOVERNING BOARD
  - A. Amendment of Chapter 4, Project Review and Exempt Activities, to Amend Delegation MOU With Placer County Relating to Residential Activities
  - B. Adoption of the 1995-1999 List of Additional Recreation Facilities Pursuant to Section 33.6
  - C. Adoption of the 1995-1999 List of Additional Public Service Facilities Pursuant to Section 33.7
  - D. South Tahoe Public Utility District, Future Facilities Connection Plan Draft EIR/EIS
- VI. PLANNING MATTERS
  - A. Discussion of Proposed 1996 Threshold Evaluation Process
  - B. Discussion of Proposed Amendment of Rules of Procedure Regarding Project Review, Testimony and Role of Official Advisory Planning Commission Members

Page #

1-7

8-34

35-82

83

84

85-88

VII. REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

VIII. ADJOURNMENT

# TAHOE REGIONAL PLANNING AGENCY

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Elks Point, Nevada

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

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

## MEMORANDUM

January 26, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Proposed Amendment to Chapter 4, Project Review and Exempt Activities, to Adopt Memorandum of Understanding Between TRPA and Placer County

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### Proposed Action

Recommend that the TRPA Governing Board amend Chapter 4 of the Code of Ordinances to exempt certain residential construction activities reviewed by Placer County from TRPA review.

### Staff Recommendation

Staff recommends that the APC recommend Governing Board approval of the proposed MOU (attached) and amending ordinance.

### Description and Discussion

TRPA is required by the Tahoe Regional Planning Compact to regulate activities within the Tahoe Basin which may have a substantial effect on the natural resources of the Basin. The Compact, Article VI(a) allows TRPA to define what activities are exempt from TRPA review. This proposed amendment to Chapter 4 will provide for the review and approval of new single and multiple-family residential structures (4 units or less), and additions/modifications of existing residential structures within the limits of Placer County to be conducted by Placer County. As stated in the attached MOU, the County will be required to review these residential activities pursuant to all applicable TRPA Code requirements. With the understanding that all applicable TRPA regulations will be complied with and enforced by the County, the construction of new single and multiple-family structures (4 units or less), and additions/modifications of existing residential structures within the County shall be considered qualified exempt activities pursuant to Chapter 4 of the TRPA Code.

The Placer County Board of Supervisors will be holding a public hearing on February 7, 1995 to consider adoption of the proposed MOU.

JW  
1/26/95

AGENDA ITEM V.A.

Proposed Ordinance Amendment

Staff proposes to amend Chapter 4, Section 4.4 of the Code by amending the following section:

4.4.D ~~New/Single/Family/Dwelling/Residential~~ New/Single/Family/Dwelling/Residential Activities Within Placer County: As set forth in Appendix R to this Chapter.

Environmental Documentation

The proposed amendment provides for the review and approval by the County of certain residential activities pursuant to the terms of the MOU. In order to be considered qualified exempt under Chapter 4 of the TRPA Code all such activities conducted under the MOU must be consistent with the TRPA Regional Plan and Code of Ordinances. Staff has completed an Initial Environmental Checklist (IEC), and based on the checklist recommends a finding of no significant environmental effect.

Chapter 6 Findings

Section 6.5 of the TRPA Code of Ordinances requires TRPA to make four findings to amend the Code of Ordinances. These findings, and brief statements of fact and rationales upon which the findings are based, are set forth below.

- A. The project (ordinance) 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;

The activities described in the proposed MOU will be reviewed, approved and inspected by the County consistent with the provisions of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and the Code. The MOU will allow for better utilization of County and TRPA staff time as well as avoid the duplicative review process currently experienced by the County, TRPA and the public. The proposed MOU is consistent with, and will not adversely affect implementation of the Regional Plan.

- B. The project (ordinance) will not cause environmental thresholds to be exceeded;

Activities undertaken pursuant to this MOU will still be consistent with the provisions of the Regional Plan and Code. The activities will be reviewed by the County in accordance with all applicable TRPA regulations and are limited to only new single and multiple-family structures (4 units or less), and additions/modifications of existing residential structures.

All land capability and existing coverage verifications, BMP requirement determinations, and a review of previous TRPA actions affecting the subject application will be conducted by TRPA staff. Residential activities which currently require Governing Board review, a scenic analysis, or which involve unusual circumstances, as determined by TRPA, shall be reviewed by TRPA and are not exempt under the MOU. 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 (ordinance) meets or exceeds such standards;

Activities undertaken pursuant to this MOU are subject to the standards of the Regional Plan and Code. This finding is also based on the Article V(g) checklist 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 those 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.

As discussed above, all activities undertaken pursuant to this MOU will be reviewed and inspected consistent with the Regional Plan package, including the TRPA Code and Plan Area Statements. The proposed MOU will not result in an increase in development since all activities will be subject to the residential allocation system. Based on the fact that these activities will be consistent with the Regional Plan and the limitations set forth in the MOU, the proposed Code amendment will not have a substantial effect on the land, water, air, space, or other natural resources in the region.

Ordinance 87-8 Findings

Subsection 2.40 of Ordinance 87-8 requires TRPA to make one of several findings in order to amend the Code of Ordinances. The applicable required finding, and brief statement of fact and rationale upon which the finding can be made, is set forth below.

- A. The provision to be amended has been shown through experience to be counter-productive or ineffective and the amendment is designed to correct the demonstrated problem and is an equal or better means of implementing the Regional Plan Package and complying with the Compact.

The review and inspection of single and multiple-family residential activities is currently conducted by both the County and TRPA pursuant to each of their respective regulations. Consequently each Agency reviews the same set of construction plans and performs numerous site inspections for the same project. This duplicative process not only consumes a considerable amount of time for both agencies, but also requires substantial coordination in terms of permit conditions and the review and inspection process in general. It is the desire of both agencies to provide a regulatory structure which is consistent and makes the most efficient use of public resources. As stated above, all activities undertaken pursuant to this MOU will be reviewed and inspected in accordance with both County and TRPA regulations. In addition, Subsection 2.50 of Ordinance 87-8 provides that the finding(s) required by Subsection 2.40 are not intended to limit TRPA's authority to add policies or ordinances to make existing policies and ordinances more effective. The proposed ordinance amendment and MOU provides for an equal or better, as well as a more effective means of implementing the Regional Plan Package and complying with the Compact.

Please contact Jerry Wells, Deputy Director, at (702) 588-4547 if you have any comments or questions on this agenda item.



MEMORANDUM OF UNDERSTANDING  
BETWEEN TAHOE REGIONAL PLANNING AGENCY AND  
PLACER COUNTY

February 1995

This Memorandum of Understanding is entered into this \_\_\_\_\_ day of February 1995, by and between the TAHOE REGIONAL PLANNING AGENCY (TRPA), through its Executive Director as authorized by the Governing Board, and PLACER COUNTY (COUNTY), by and through its Chairman of the Board of Supervisors, as authorized by the Board of Supervisors.

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. All activities undertaken by COUNTY pursuant to the MOU shall comply with applicable Best Management Practices (BMPs), and all provisions of the TRPA Code of Ordinances (Code), as it may be amended from time to time, except for the procedural provisions replaced by this MOU, and such guidelines as may be adopted by TRPA.

This MOU sets forth the responsibilities of the parties with regard to the processing of permits for new construction of single or multiple-family residential structures (four units or less), and additions/modifications of existing residential structures, in accordance with the desire of the parties to provide a regulatory structure which is consistent with the most efficient possible use of public resources.

RECITALS

A. TRPA is required by the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, Cal. Govt. Code 66801; NRS 277.200) to regulate activities within the Tahoe Basin which may have a substantial effect on the natural resources of the Basin. The bistate Compact, Article VI(a) requires TRPA to define which activities are exempt from TRPA review and approval.

B. Given the existing comprehensive regulatory structure of COUNTY as it pertains to construction of residential structures within the County of Placer, and consistent with the mandate of the Compact to defer land use regulation to local government wherever feasible, COUNTY and TRPA agree that COUNTY shall review construction of new single and multiple-family structures (four units or less), and additions/modifications to existing single and multiple-family structures to be constructed within the COUNTY limits of Placer County. Such review by COUNTY shall include application of all applicable TRPA regulations to residential construction projects otherwise subject to TRPA review. As long as the applicable TRPA regulations are being complied with and enforced, such activities shall be deemed a qualified exempt activity under TRPA regulations.

IT IS NOW THEREFORE UNDERSTOOD AND AGREED BY THE PARTIES:

1. With the exception of those applications requiring TRPA Governing Board approval (Chapter 4, Appendix A) , all applications for residential additions/modifications and new construction of single and multiple-family residential structures (four units or less), including Qualified Exempt residential activities, located within the County limits are hereby exempt under Chapter 4 of the TRPA Code and shall be reviewed by COUNTY.

2. COUNTY shall administer, in accordance with the provisions of this agreement, all standards of the TRPA Code as applicable to construction of residential projects, as authorized by this MOU.

COUNTY shall utilize the TRPA Project Review Conformance Checklist and Procedural Guidelines in its review of projects, as authorized by this MOU.

All applications for coverage and/or development right transfers/banking and subdivisions, including lot line adjustments, shall continue to be reviewed and approved by TRPA.

3. COUNTY shall be authorized to collect application and mitigation fees, security deposits, and other designated fees on behalf of TRPA in accordance with fee schedules to be provided to COUNTY by TRPA. Such fee schedules shall be sufficient in detail to provide specific information concerning fee calculation to assist COUNTY in performing fee collection activities. Furthermore, COUNTY shall be authorized to retain a percentage of all application fees collected to offset COUNTY's costs of administering the provisions of this MOU. Such percentage shall be mutually agreed upon in writing by TRPA and COUNTY, and may be amended from time to time by mutual agreement of the TRPA Executive Director and the Chairman of the Board of Supervisors.

All mitigation fees collected by COUNTY on behalf of TRPA pursuant to this MOU shall be paid to TRPA on a monthly basis under procedures mutually agreed upon by the finance officers of the parties hereto.

4. Prior to COUNTY receiving any applications for new single-family residential projects as authorized by this MOU, the property owner/applicant shall secure from TRPA an IPES score and allowable coverage verification. Said verification shall be obtained in written form from TRPA to be submitted to COUNTY by the applicant. Prior to COUNTY receiving any applications for projects involving additions or modifications to existing single-family or multiple-family residential structures, or new multiple-family residential structures (four units or less), TRPA will conduct a site assessment of the subject site to verify the Bailey land capability classification, existing coverage, prior TRPA actions affecting the subject parcel, and/or BMP and scenic review requirements.

5. Nothing in this MOU shall be construed to limit the authority of COUNTY to administer state or local regulations or to impose reasonable conditions of approval on any application. Further, nothing in this MOU shall be deemed to limit the land use regulatory powers of either COUNTY or TRPA.

6. The COUNTY staff and TRPA staff shall review quarterly the implementation of this MOU and shall report to their respective governing boards on the results of such review.

7. In carrying out the intent of this MOU, COUNTY and TRPA shall adhere to all provisions contained within TRPA Code Chapter 38 relating to accounting and tracking of coverage, allocations, and any other applicable procedures. All project accounting and tracking shall be completed by COUNTY and transmitted to TRPA to be included in its permanent accounting and tracking records. In carrying out the provisions of this MOU, COUNTY shall utilize tracking forms provided by TRPA to record all inspections, verifications, and other project review activities. COUNTY shall submit completed tracking forms to TRPA on a monthly basis.

8. COUNTY shall perform compliance inspections to ensure that the residential projects and Qualified Exempt activities permitted under this MOU are constructed in accordance with the plans previously submitted and approved.

COUNTY shall have authority and responsibility to take any and all administrative steps to enforce the standards of the TRPA Code as authorized by this MOU, including the processing of Code violations involving unpermitted residential activities. Upon discovery of a TRPA Code violation, COUNTY shall immediately notify the TRPA Environmental Compliance Division in writing to coordinate compliance procedures. Settlements of TRPA Code violations involving civil penalties must be approved by TRPA. If a TRPA Code violation cannot be resolved at the County Building Department staff level, COUNTY shall contact TRPA to institute TRPA's formal notice of violation procedure.

Upon final inspection, if the project has been constructed in accordance with the permit, COUNTY shall be authorized to release the security deposit to the project applicant.

In the event an applicant desires to appeal any administrative action or decision on the part of COUNTY dealing with TRPA regulations, such appeal shall be to TRPA.

9. Any exempt activity set forth herein shall be considered a project requiring TRPA review if the TRPA Executive Director determines that, because of unusual circumstances or failure to comply with this MOU, the activity may have a substantial effect on the land, air, water, space, or any other natural resource of the region.

10. This MOU shall continue until sixty (60) days' written notice of termination is given by either party. Both parties hereby agree to cooperate in good faith to carry out the provisions of this MOU to achieve the objectives set forth in the Recitals herein.

11. None of the duties set forth in this MOU shall be assigned, transferred, or subcontracted by COUNTY without the prior written approval of TRPA.

PLACER COUNTY

Dated: \_\_\_\_\_  
Ron Lichau, Chairman  
Placer County Board of Supervisors

TAHOE REGIONAL PLANNING AGENCY

Dated: \_\_\_\_\_  
James W. Baetge  
Executive Director

# TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court  
Eiks Point, Nevada

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Zephyr Cove, Nevada 89448-1038

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

## MEMORANDUM

January 24, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Adoption of the 1995-1999 List of Additional Recreation Facilities Pursuant to Section 33.6

Proposed Action: Staff requests the APC review the new and amended projects proposed for inclusion on the 1995-1999 Five-Year List of Additional Recreation Facilities and recommend approval of the list and accompanying adopting resolution to the Governing Board.

Please note: In the interest of conserving paper, the cost of printing, and postage, only new projects and appendices are included in this packet. Staff will have complete copies of the Five-Year List available for review at the APC meeting.

Recommendation: Staff recommends that the Advisory Planning Commission conduct the public hearing and, based on its outcome, recommend to the Governing Board approval of the 1995-1999 Five-Year List of Additional Recreation Facilities.

Background: Section 33.6 of the Code of Ordinance requires TRPA to prepare a Five-Year List of Additional Recreation Facilities annually. The list is to be adopted by the Governing Board. The list serves as a regional recreation planning and coordination tool in lieu of a regional recreation master plan. It also serves as a method to track implementation of TRPA's 20-year target for outdoor recreation.

Currently, TRPA, in conjunction with the Tahoe Coalition of Recreation Providers (TCORP), is in the planning process of preparing a recreation master plan. Once the list is adopted, TRPA intends to use the master plan in lieu of the Five-Year list process in the review of recreation projects to ensure consistency. The plan is in the data gathering and analysis stages.

Discussion: This year, eleven (11) new projects have been added to the list and 34 previously listed projects have been amended. New projects are identified in Section II.A (projects requiring PAOTS) and Section III.A (those

which do not). The majority of amended projects pushed back project construction dates. Six recreation projects were completed in 1994 and have been removed from the list. They include IVGID's Championship Golf Course Driving Range Improvements, Douglas County's Kahle Community Park, and additional segments of the Tahoe Rim Trail. A listing of all completed projects can be found in Appendix E.

Environmental Documentation: Staff has completed an Initial Environmental Checklist (IEC) for the project and proposes a Finding of No Significant Effect (FONSE) because the action is administrative in nature and does not constitute a project approval. Projects on the list which apply for TRPA permits must be found to be consistent with all applicable elements of the Regional Plan prior to project approval.

The findings of need for the project is made in the context of a five-year planning process and does not preclude an analysis and inquiry into the need for the project, including the size, at the time of project review.

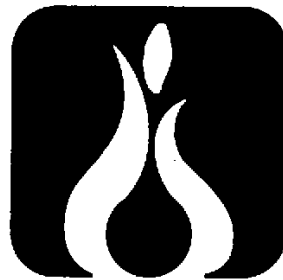
The additions of new projects to the list for future consideration is consistent with the Regional Plan.

Staff will begin this item with a brief presentation. Please contact John Hitchcock at (702) 588-4547 if you have any questions or comments on this agenda item.

# **Regional Plan for the Lake Tahoe Basin**

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## **Five Year List of Public Service Facilities 1995-1999**



**February 1995**

Type of Use: Day Use Area/Participant Sports Facilities

Project Title: Outdoor Skating Rink

Description and Need: An outdoor skating area would be established on an existing parking lot and not require any new facilities.

PAS: 055, East Shore Recreation

Location: Lake Tahoe State Park, Sand Harbor Unit

Applicant: Nevada Division of State Parks

Construction Year: Unknown at this time                      PAOT Need: Not applicable

Eligibility Findings:

There is a need for the project: There is not an outdoor skating area in the basin or around this part of the Region. The facilities exist to support this activity at Sand Harbor.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: Not applicable. This project's location is not within a Community Plan Area.

Type of Use: Day Use Area

Project Title: Paradise Avenue Neighborhood Park

Description and Need: Five lots which currently have residential structures on them will be razed and revegetated to allow neighborhood recreation use. One structure will remain for a meeting room. Picnic tables, sand volleyball courts, game court, and a small play apparatus unit will encourage neighborhood family recreation.

PAS: 092 Ski Run/Pioneer Residential

Location: Paradise Avenue (between Ski Run Boulevard and Sonora Avenue, South lake Tahoe, CA)

Applicant: CSLT Parks and Recreation Department

Construction Year: 1996-97

PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: The project is part of the City's Capital Improvement Program and Recreation Facilities Master Plan.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(q) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: Not Applicable. The proposed location is not within a community plan area.



Type of Use: Beach Recreation

Project Title: Burnt Cedar Beach Bathroom and Concession Remodel

Description and Need: Interior remodel of existing concession facility and covering of existing enclosed outdoor dressing facilities at the existing Burnt Cedar Beach.

PAS: 037, Lakeview Residential

Location: Burnt Cedar Beach, 665 Lakeshore Boulevard, Incline Village, NV

Applicant: IVGID

Construction Year: 1995

PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: The project is part of IVGID's adopted Capital Improvement Program.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(q) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: Not Applicable. The proposed location is not within a community plan area.