Attachment A: Summary Description of Attachments

Attachment B - Table of Response to Comments and Recommended Changes

This table includes comments received on the SSAP with staff responses, proposed revisions to the Douglas County documents, and the source of the question/comment.

Attachment C- Douglas County Master Plan, Chapter 2, Land Use Element – Tahoe Planning Area

The Master Plan, or Comprehensive Plan, is required by Nevada Revised Statutes (Section 278.150) for the purpose of providing long-term guidance on the development of cities, counties, and regions in Nevada. A Master Plan presents information on existing conditions, highlights current and future issues, and recommends goals, policies, and actions to address identified issues related to Land Use, Housing, Transportation, and other Master Plan Elements.

In 2012, the Board of Commissioners adopted the 15-year update of the Douglas County, Nevada, Master Plan (2011). Volume I of the 2011 Master Plan contains 11 different Elements. Volume II includes the Douglas County Profile Chapter as well as detailed information on existing conditions. The Master Plan is reviewed on an annual basis and updated every five years. The Master Plan is located on the Douglas County webpage at http://douglascountynv.gov/index.aspx?NID=211. Since the Master Plan was recently updated, the only Element that needs to be updated to implement the SSAP is Chapter 2, Land Use Element.

Update of CHAPTER 2: Land Use Element

The Land Use Element is the principal Element in the Douglas County Master Plan. This Element currently includes five Regional Plans, including the Douglas County Tahoe Regional Plan, and Future Land Use Maps. In 2012, the Douglas County Tahoe Regional Plan was updated to include information on existing conditions, highlight current and future issues, and provide new goals, policies, and actions to address identified issues. The Douglas County Tahoe Regional Plan Future Land Use Map currently reflects the Community Plans for Stateline, Kingsbury, and Round Hill and the 30 Plan Area Statements adopted by the TRPA and Douglas County to implement the 1987 Regional Plan.

In order to reflect the adoption of the 2012 TRPA Regional Plan, implement the SSAP, and provide a framework for moving forward with the future Area Plan for the entire Tahoe Planning Area, Chapter 2, Land Use Element, Tahoe Regional Plan in the Douglas County Master Plan is proposed to be amended to replace it with the new Tahoe Planning Area section to: 1) adopt the Lake Tahoe Regional Plan Goals and Polices by reference; 2) provide an overview of environmental and socioeconomic conditions; 3) provide discussion on the SSAP, as well as new

goals, policies and actions to implement the SSAP; 4) include new land use districts, based on the land use districts defined in the Regional Plan and depicted on Map 1, Conceptual Regional Land Use Map; and 5) update the Future Land Use Map to depict new land use districts for properties within the SSAP.

The following Elements of the Douglas County Master Plan *are not* proposed to be updated, but include important information on Tahoe that will guide future planning decisions:

CHAPTER 4: Housing Element

This Element provides an overview of current housing inventory and various housing issues in Douglas County, as well as specific actions to address housing needs in Tahoe. A separate Master Plan Population and Housing Technical Report for Douglas County, Nevada, was also prepared that provides information on Tahoe housing issues. This information will be useful to both Douglas County and TRPA in developing the Regional Housing Needs Assessment that the TRPA has initiated.

CHAPTER 5: Transportation Element

This Element includes information on, and adopts by reference, the Lake Tahoe Regional Transportation Plan and Lake Tahoe Bicycle and Pedestrian Plan, as well as other transportation documents that guide transportation planning in the County. It also provides an overview of issues related to providing and funding transportation projects, as well as an overview of current projects such as the Nevada Stateline-to-Stateline Bikeway (Tahoe Lakeview Trail) and South Shore Revitalization Project (Loop Road).

CHAPTER 9: Economic Development Element

This Element includes discussion on the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Plan for Prosperity. This Element includes a number of recommendations for addressing economic issues and promoting economic vitality in the Tahoe Planning Area.

CHAPTER 12: Public Services and Facilities Element

This Element includes information on public services and facilities, including public safety, libraries, schools, solid waste, and water and wastewater. It includes descriptions of public service and facility providers within the Tahoe Planning Area, as well as maps showing the location of public facilities and service areas.

Attachment D - Douglas County Development Code Chapter 20.703, Tahoe Area Plan Regulations

In order to establish the necessary ordinances ("implementing ordinances") for the SSAP, the Community Development Department, in coordination with the Douglas County District Attorney's Office and TRPA staff, developed Chapter 20.703, *Tahoe Area Plan Regulations*, using the following approach:

1) Reviewed the TRPA Code of Ordinances, Chapter 13, *Area Plans*, and addressed the requirements of each applicable section;
2) Developed new zoning districts to implement an Area Plan in Douglas County;
3) Prepared development standards and identified allowable uses within the SSAP; and
4) Reviewed the TRPA Code of Ordinances and identified the sections of code that Douglas County will enforce once an MOU is in place, and has included those provisions, in many cases by reference, in the Tahoe Area Plan Regulations.

Attachment E - Douglas County Official Zoning Map

1) The Official Douglas County Zoning Map is proposed to be updated to include new zoning districts for parcels within the SSAP, consistent with the new future land use districts proposed to be adopted in the Master Plan. The new zoning districts are defined in the proposed Chapter 20.703, *Tahoe Area Plan Regulations*.

Attachment F - South Shore Design Standards and Guidelines

In order to build upon the concepts developed in the South Shore Vision Plan, meet the Community Design Standards requirements in Chapter 13, *Area Plans*, of the TRPA Code of Ordinances, and help bring the SSAP into attainment with TRPA's Scenic Threshold, Douglas County hired Design Workshop to develop Design Standards and Guidelines for the South Shore Area Plan. The proposed South Shore Design Standards and Guidelines will become the new Division 7, South Shore Design Standards and Guidelines, of Part I of the Douglas County Design Criteria and Improvement Standards (DCDCIS) manual. The South Shore Design Standards and Guidelines will replace the existing design standards and guidelines in effect for the Stateline and Kingsbury Community Plans, "1993 Design Standards & Guidelines for the Round Hill, Stateline, and Kingsbury Community Plans." Staff is not proposing to repeal the 1993 Design Standards and Guidelines at this time because they will remain in effect for the Round Hill Community Plan.

Attachment G - Code Amendments Related to Adoption of Area Plan

A minor code amendment is needed to incorporate the proposed Design Standards and Guidelines into Chapter 36 of the Code.

Attachment H - TRPA Regional Plan Conformance Checklist

TRPA Regional Plan Conformance Checklist is used to determine if Area Plans are in compliance with the Regional Plan. It lists applicable TRPA Code requirements and provides a space to identify how the Area plan conforms to those requirements.

Attachment I - TRPA Initial Environmental Checklist for Area Plan

In late 2012, Douglas County and TRPA staff began discussions on the SSAP and the type of environmental documentation that would be necessary for an Area Plan. The TRPA Code of Ordinances, Chapter 3, *Environmental Documentation*, provides the code provisions regarding environmental documentation. The SSAP was specifically developed to be compatible with the Regional Plan and not propose changes in addition to those analyzed in the Regional Plan Environmental Impact Statement (EIS). Therefore, an Initial Environmental Checklist (IEC) is the appropriate level of environmental review. TRPA staff recommended that Douglas County hire a consultant with experience preparing environmental documents consistent with TRPA requirements.

In February 2013, Ascent Environmental, Inc., the firm that prepared the EIS for the Regional Plan and Regional Transportation Plan was hired by Douglas County to prepare the environmental document. Ascent Environmental, Inc. began working with Douglas County and TRPA staff to ensure that: 1) the SSAP is consistent with the Regional Plan and what was analyzed in the EIS prepared for the Regional Plan; and 2) policies or "environmental safeguards" in the Community Plans and Plan Area Statements were carried over into the SSAP.

Attachment J - Memorandum of Understanding for South Shore Area Plan

Douglas County and TRPA have developed an MOU that will allow for Douglas County to take on additional permitting responsibility within the SSAP, subject to the limitations established in the Regional Plan and consistent with the provisions of Section 13.7 of the TRPA Code of Ordinances, which requires TRPA to retain review of projects within the High Density Tourist District (existing Stateline Community Plan) and Resort Recreation District (Edgewood Mountain Parcels) shown on Map 1, Conceptual Regional Land Use Map, of the Regional Plan, as well as the Shorezone of Lake Tahoe. This means that the only areas where the County will take on review of projects is the Edgewood Golf Course site (the location of the recently approved Edgewood Lodge and Golf Course Improvement Project), and the Mixed-Use/Town Center (lower Kingsbury area). The County's review will also be limited by the building size limitations established in Table 13.7.3-1 in the TRPA Code of Ordinances. The MOU also includes Exempt and Qualified Exempt Activities that the County may continue to perform throughout the County.

Attachment K - MOU Environmental Documentation

Staff completed an Initial Environmental Checklist to evaluate the impacts of the two proposed MOUs.

Attachment L - Code Amendments Related to Adoption of MOUs

Adoption of the MOU requires a minor Code amendment to incorporate the proposed MOU into Chapter 2 of the Code of Ordinances.

Attachment M - SSAP Environmental Improvement Documentation Summary

This document describes the environmental improvements that are expected to result from implementation of the South Shore Area Plan.