Thresholds

Douglas County's commitment to implementing environmental programs and projects continues to help the TRPA in maintaining and attaining environmental thresholds. The 2011 Threshold Evaluation Executive Summary Findings for the Lake Tahoe Region are provided in Figure 2.9.

Figure 2.9
2011 Threshold Evaluation Report Findings

Threshold	2011 Threshold Evaluation Executive Summary Findings
Water Quality	The rate of Lake Tahoe annual clarity decline has slowed over the last decade. The winter clarity threshold indicator met the interim target of 78.7 feet (2011 measured 84.9 feet) and is trending toward attainment of 109.5 feet. Trends in stream water quality indicated that conditions have not declined over time. However, summer lake clarity and nearshore conditions are highlighted as major areas of concern.
Air Quality	The Tahoe Basin made air quality gains over the last five years. The majority of air quality indicators in the Lake Tahoe Basin were at or better than attainment with adopted standards. The Report shows that indicators for carbon monoxide and vehicle-miles-traveled moved from non-attainment into attainment. Federal and state tailpipe and industrial emission standards have likely contributed to this achievement along with local projects which delivered walkable, transit-friendly improvements such as the Heavenly Gondola in South Lake Tahoe.
Soil Conservation	An analysis of impervious cover (land coverage) showed that seven of the nine land capability classes were in attainment with threshold targets, however, sensitive wetlands and very steep lands are "over-covered" which can negatively affect water quality and other resources. Stream zone restoration efforts implemented by TRPA partner agencies are making progress in achieving restoration goals with more needing to be done.
Scenic Resources	The Tahoe Basin made gains in scenic quality over the last five years. Overall, compliance with scenic quality standards is at 93 percent with an improving trend in scenic quality for the built environment. Developed areas along roadways and Lake Tahoe's shoreline continue to be the locations where scenic improvements are needed.
Vegetation	The Regional Plan and partner agencies have successfully protected sensitive plant species, keeping those standards in attainment. However, a couple of uncommon plant communities fell short of attainment because of non-native species; beaver, aquatic invasive species and noxious weeds were identified as potential threats to the integrity of uncommon plant communities. Progress is being made on fuels reduction and forest ecosystem restoration.
Recreation	Both Recreation Threshold Standards have been implemented and are in attainment. TRPA partners have made substantial progress in upgrading recreational facilities through the EIP.
Fisheries	TRPA and partner agencies have implemented a robust aquatic invasive species control and prevention program; however, aquatic invasive species continue to be a major area of concern because their threat to fisheries and other aquatic biota.
Wildlife	Indicators for special interest wildlife species show stable or improving conditions. TRPA's development regulations have protected riparian wildlife habitats and partner agencies are making progress restoring these valuable habitats.
Noise	TRPA and the peer review panel recommended that noise standards and evaluation approaches be re-evaluated. The majority of standards were determined to be out of attainment as a result of a 'no exceedance' interpretation of the standard and that TRPA has little enforcement authority to address many noise issues – in particular, single event noise.

Source: 2011 Threshold Evaluation

Socioeconomic Conditions

While environmental conditions have stabilized in many instances, socioeconomic conditions in the Tahoe Planning Area have deteriorated significantly as a result of land use regulations in the 1987 TRPA Regional Plan that dis-incentivized redevelopment, the introduction of tribal gaming in California, and the economic recession. Troubling socioeconomic trends in the Tahoe Planning Area include:

- Gaming revenues decreased significantly from a high of $338 million in 2004 to $209 million in 2011, a decrease of 38 percent (South Shore Vision Destination Economic Impact Analysis/Nevada Gaming Commission).

- Employment within South Shore casinos declined from 7,074 in 2001 to 3,423 in 2011, a reduction of 52 percent (South Shore Vision Destination Economic Impact Analysis).

- The population in the Tahoe Planning Area declined from 6,739 people in 2000 to 5,227 people in 2010, a reduction of 22 percent (Douglas County Master Plan/U.S. Census).

- School enrollment declined in Tahoe schools from a total of 822 students in 1990/1991 to 431 students in 2010/2011, a reduction of 48 percent (Douglas County School District).

- Approximately 49 percent of Douglas County homes in the Tahoe Planning Area are owned by second home owners (Lake Tahoe Basin Prosperity Plan/2003 TRPA Data).

- The unemployment rate in Douglas County (countywide) increased from a high of 6 percent in 1990 to a high of 14.8 percent in 2012 (U.S. Department of Labor: Bureau of Labor Statistics).

- In 2010, the median sales price for a single-family home in the Tahoe Planning Area was $600,000, as compared to $210,000 in Minden and Gardnerville (Douglas County Assessor's Office/Douglas County Master Plan, Chapter 4, *Housing Element*).

- There are only four affordable housing projects, consisting of 133 affordable housing units, located in the Tahoe Planning Area (Douglas County Master Plan, Chapter 4, *Housing Element*).

For information on how Douglas County is addressing the above socioeconomic trends, refer to Chapter 9, *Economic Development Element*, which provides an overview of the programs and projects the County is working on to implement the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan,

and Chapter 4, *Housing Element*, which contains specific recommendations for addressing housing issues in the Tahoe Planning Area.

Public Services and Facilities

Chapter 12, *Public Services and Facilities Element*, provides information on how public services and facilities, including public safety, libraries, schools, solid waste, and water and wastewater and 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.

Inventory of Existing Land Use Conditions

The following is an inventory of existing land use conditions:

Ownership

The Tahoe Planning Area includes 4,844 parcels. Figure 2.10 shows the property ownership, number of parcels, and acreage. The majority of the 23,461 acres, or 84 percent, is owned by federal, state, or local government entities. Thus, only 16 percent is under private ownership.

Figure 2.10
Tahoe Planning Area Ownership, Parcels, and Acreage

Property Ownership	Parcels	Acreage
Private	4,058	3,763
Federal	527	18,041
State	168	1,274
Local	91	383
Total	4,844	23,461

Source: Douglas County GIS Department and Assessor's Database (2013)

Population and School Enrollment Decline

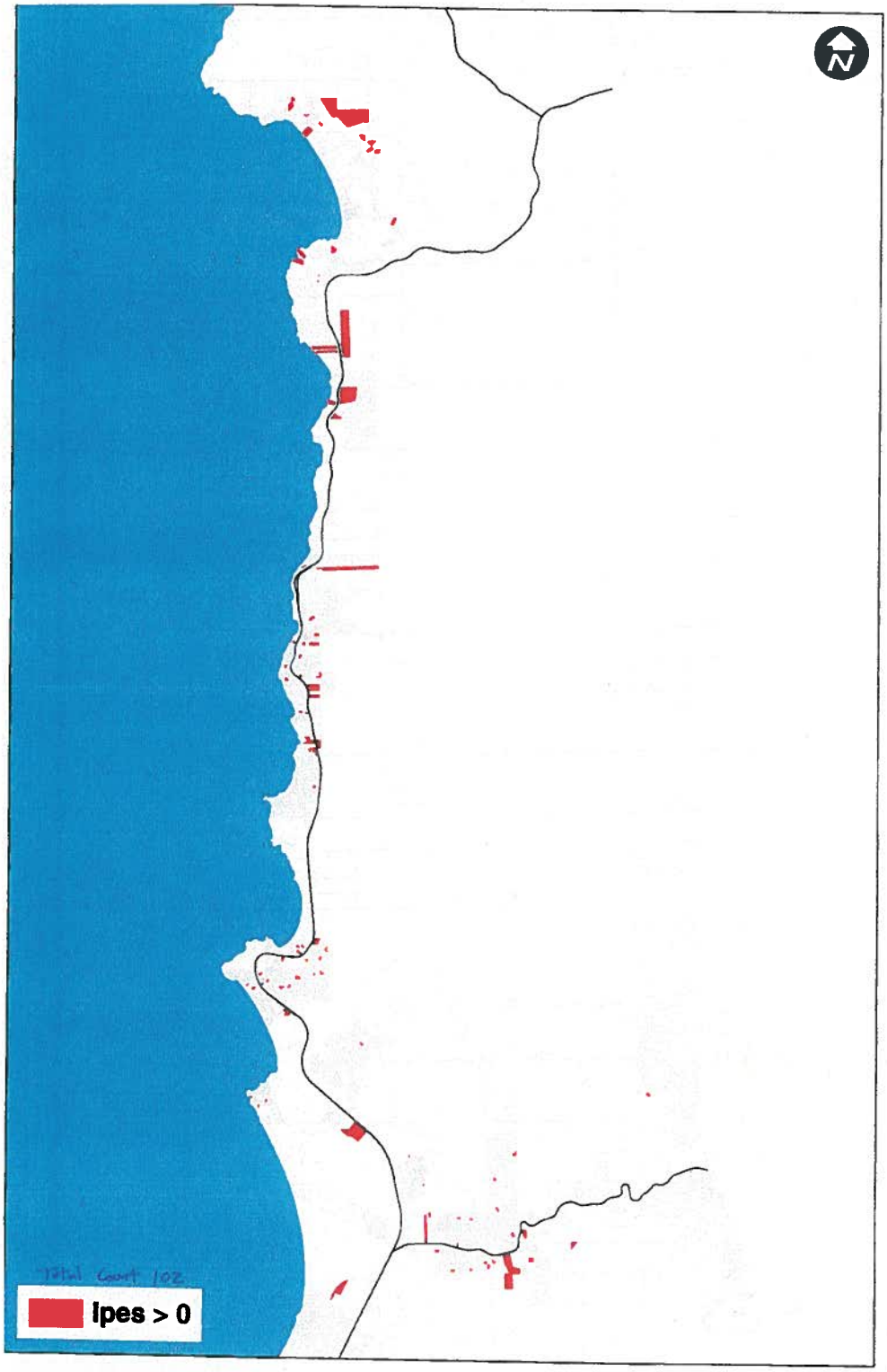
The population in the Tahoe Planning Area declined from 6,739 people in 2000 to 5,227 in 2010 (U.S. Census). This decline in population also led to declining school enrollments and the closure of Kingsbury Middle School in 2008. Zephyr Cove Elementary (grades K-6) and Whittell High School (grades 7-12) are still operating and located in the area. The Douglas County School District Facilities Master Plan (2010) provides a variety of options for addressing declining school enrollment in the Tahoe Planning Area, from maintaining the status quo, establishing a K-12 school on the Whittell High School site, or closing one or both schools and busing students to the Carson Valley or South Lake Tahoe.

Residential Build-Out Scenario

Following the adoption of the 1987 Regional Plan, the TRPA developed the Individual Parcel Evaluation System (IPES) and assigned a numerical score to vacant parcels according to their relative suitability for development. IPES scores were not applied to residential parcels that were already developed or to parcels ineligible for residential use. As of 2012, there were a total of 102 vacant residential parcels in the Tahoe Planning Area with an IPES score above zero. Douglas County is going to receive six residential allocations in 2013. If Douglas County continues to receive six residential allocations per year and they are used to develop the 102 vacant parcels with an IPES score above zero, residential parcels in the Tahoe Planning Area could be completely built-out within less than 17 years.

Map 2.19 shows the location of existing vacant parcels with an IPES score of zero or above.

Map 2.19
Existing Vacant Parcels with an IPES Score



Source: TRPA GIS Department

Douglas County has distributed all of the residential allocations that were allocated to the County before the Regional Plan Update in 2012. As of November 2012, 53 people remained on a waiting list for a residential allocation in Douglas County.

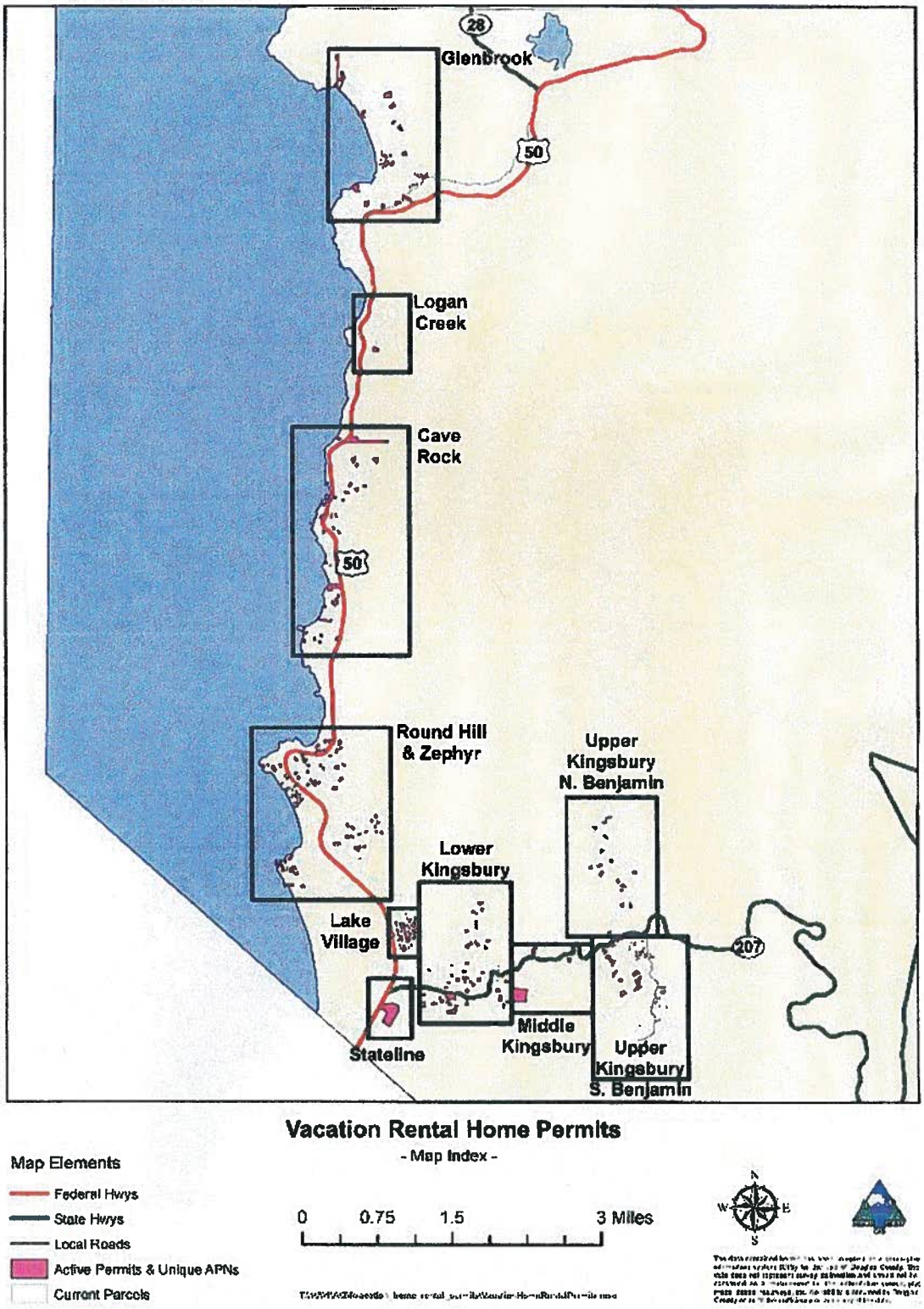
Second Homes

As of November 2012, there were approximately 3,948 housing units (single-family and multi-family) in the Tahoe Planning Area (Douglas County Assessor). The Lake Tahoe Basin Prosperity Plan found that approximately 49 percent of Douglas County homes are owned by second home owners (2003 TRPA data). The impact of second homeownership on Tahoe communities should be examined as part of an ongoing TRPA regional housing needs assessment.

Vacation Home Rental Permits

Douglas County, pursuant to Douglas County Code, Chapter 5.40, *Vacation Rentals in the Tahoe Township*, requires a vacation home rental permit for all properties used as a vacation home rental for more than 28 consecutive days in the Tahoe Township. As of October 2012, Douglas County had 397 active vacation home rental permits, which is approximately 10 percent of total housing units in the Tahoe Planning Area. Map 2.20 shows the location of the permits.

Map 2.20
Vacation Home Rental Permits



Source: Douglas County GIS Department

Planned Unit Developments

The following is a list of existing and tentatively approved planned unit developments within the Tahoe Planning Area. The planned unit developments will continue to be subject to development regulations and standards imposed on the projects with the original approvals, or as amended, as well as applicable TRPA and Douglas County Code requirements.

Castle Rock Park
Cave Rock Villas
Kingsbury Pines
Lake Village
Manzanita Heights
Ponderosa Park
Stanford Square
Summit Village
Uppaway
Villagers Townhouses
Peterson (tentatively approved)
Phat Pads/Cave Rock Junction (tentatively approved)
Tahoe Beach Club (tentatively approved by TRPA)

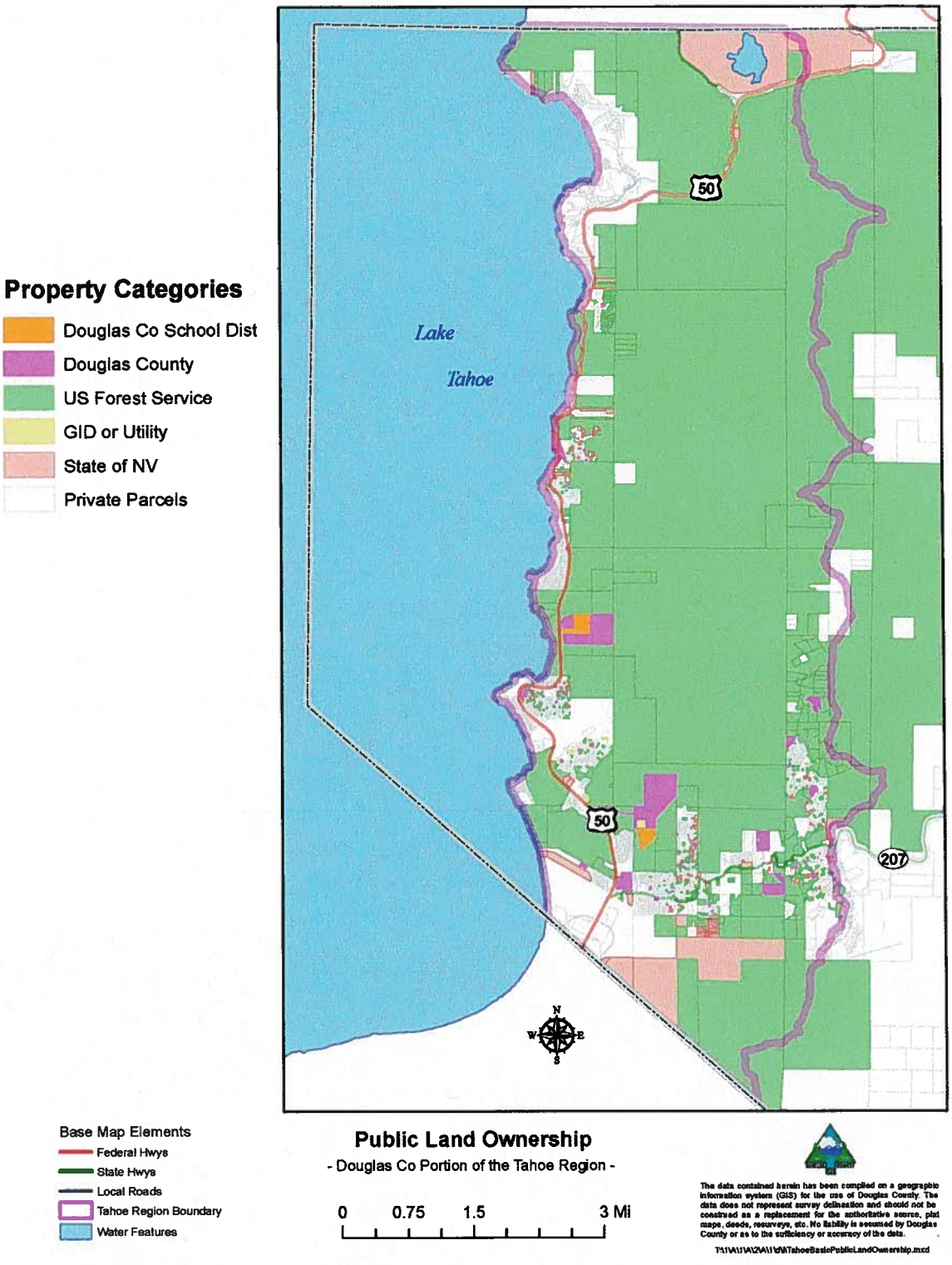
Commercial and Tourist Lands

The majority of commercial and tourist developments are concentrated within Community Plans. The Stateline and Kingsbury Community Plans will be replaced with the South Shore Area Plan. Commercial lands outside of the South Shore Area Plan, including the Round Hill Community Plan, will be evaluated as part of a future Area Plan amendment.

Public Lands

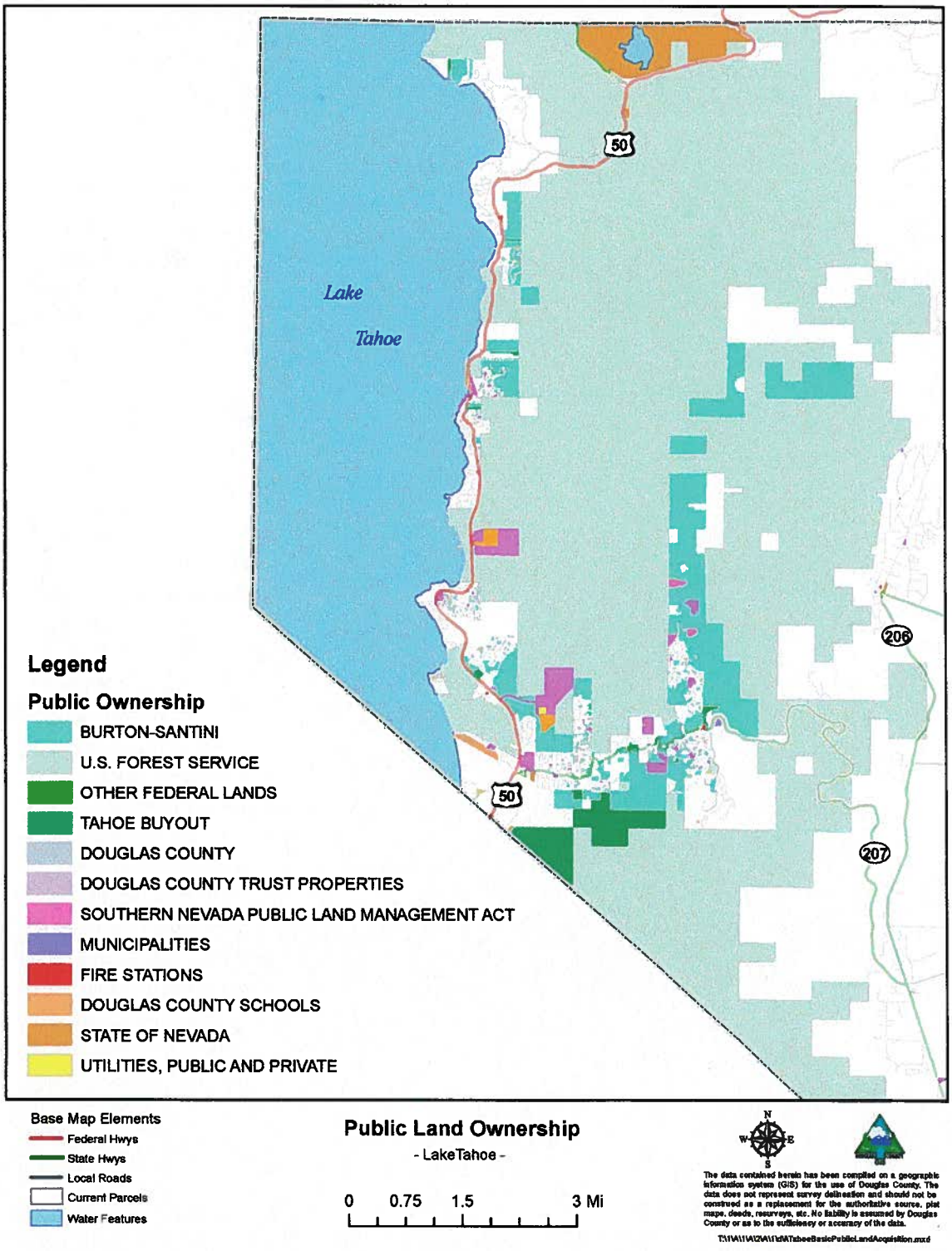
The majority of the 23,461 acres, or 84 percent of land, within the Tahoe Planning Area is owned by federal, state, or local government entities. Map 2.21 shows the location of public lands by owner and Map 2.22 shows the location of public land acquisitions through programs developed to project Lake Tahoe, such as Burton-Santini, Tahoe Buyout, and Southern Nevada Public Land Management Act (SNPLMA).

Map 2.21
Public Lands by Owner in the Tahoe Planning Area



Source: Douglas County GIS Department 2013

Map 2.22
Public Land Acquisition in the Tahoe Planning Area



Forest Service

In the Tahoe Planning Area, approximately 77 percent of land is part of the National Forest System, which includes 527 parcels, or approximately 18,041 acres. The U.S. Forest Service, Lake Tahoe Basin Management Unit (LTBMU), manages National Forest System lands in the Lake Tahoe Region pursuant to the Land and Resource Management Plan (Forest Plan) and a MOU with TRPA. The LTBMU is currently in the process of updating the 1988 Forest Plan. The Forest Plan, and as amended, is adopted by reference into the Master Plan and will guide how National Forest System lands are managed in the Tahoe Planning Area.

State of Nevada

In 2012, the State of Nevada, Department of Conservation and Natural Resources, Division of State Lands, owned 157 parcels (includes State Parks), totaling approximately 1,389 acres, in the Tahoe Planning Area. A number of these lands are protected and not available for development or disposal. They are managed by Nevada Tahoe Resource Team (NTRT), coordinated by the Nevada Division of State Lands, to protect Lake Tahoe and its watershed. Management goals include clean water, healthy forests, the reduction of excess fire fuels and hazardous forest conditions, good wildlife habitat, and reasonable public access. The Nevada Division of State Lands also administers a land bank, coordinates Nevada's share of the EIP, as well as implements other Tahoe programs, and administers the Nevada Tahoe Regional Planning Agency (NTRPA), which reviews the provisions of the Tahoe Compact related to gaming.

The Department of Conservation and Natural Resources, Nevada Division of State Parks, manages the Spooner Lake, Van Sickle, and Cave Rock State Parks in Douglas County. The Nevada Division of State Parks is in the process of updating the Lake Tahoe Nevada State Park's General Management Plan. The General Management Plan, and as amended, is adopted by reference into the Master Plan and will guide how State Parks are managed in the Tahoe Planning Area.

NDOT owns five parcels, totaling approximately 16 acres, and the University of Nevada owns two parcels totaling approximately 33 acres in the Tahoe Planning Area.

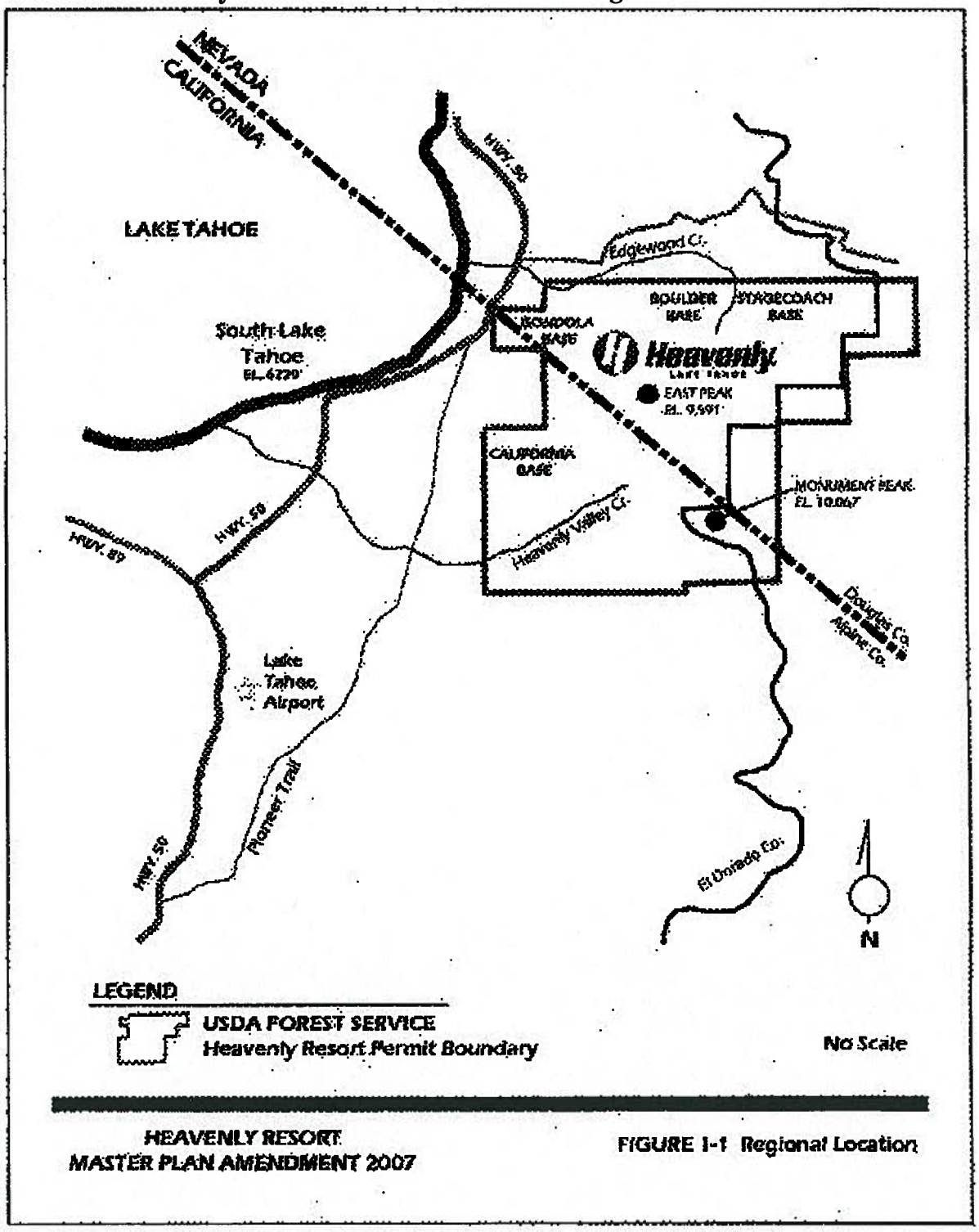
Local Governments

As of 2012, Douglas County owned 52 parcels, totaling approximately 209 acres, in the Tahoe Planning Area. There are other public lands under the ownership of the Douglas County School District, GIDs and fire departments.

Heavenly Mountain Resort Master Plan

Heavenly Ski Resort is located in the States of Nevada and California, with the majority located on U.S. Forest Service land. Approximately 6,210 acres of land in the eastern portion of the resort, including the Stagecoach Base and Boulder Base areas, lie within Douglas County. The Heavenly Mountain Resort Master Plan, which is a twenty year plan for the improvement, expansion, and management of the resort, was updated in 2007 (TRPA Adopting Ord. # 2007-04). The Heavenly Mountain Resort Master Plan, and as amended, will continue to guide future land use decisions for the Resort. Map 2.23 depicts the limits of the Master Plan area.

Map 2.23
Heavenly Mountain Resort Master Plan Regional Location



Source: Heavenly Mountain Resort Master Plan Amendment 2007

Transportation

All future planning projects in the Tahoe Planning Area must comply with the provisions of Mobility 2035: Lake Tahoe Regional Transportation Plan (2012) and Lake Tahoe Region Bicycle and Pedestrian Plan (2010), and as amended. For more information on transportation, refer to Chapter 5, *Transportation Element*.

2012 TRPA Regional Plan Land Use Classifications and Special Planning Districts

The 2012 TRPA Regional Plan includes eight new land use districts and four new special planning districts, which are defined as follows:

Land Use Districts:

Wilderness: Not applicable in Douglas County.

Backcountry: Backcountry Districts are designated and defined by the U.S. Forest Service as part of their Resource Management Plans. These lands are roadless areas including Dardanelles/Meiss, Freel Peak and Lincoln Creek. On these lands, natural ecological processes are primarily free from human influences. Backcountry areas offer a recreation experience similar to Wilderness, with places for people seeking natural scenery and solitude. Primitive and semi-primitive recreation opportunities include hiking, camping, wildlife viewing, and cross-country skiing, in addition to more developed or mechanized activities not allowed in Wilderness areas (e.g., mountain biking, snowmobiling). Management activities that support administrative and dispersed recreation activities are minimal, but may have a limited influence. Limited roads may be present in some backcountry areas; road reconstruction may be permitted on backcountry lands where additional restrictions do not apply. Backcountry areas contribute to ecosystem and species diversity and sustainability, serve as habitat for fauna and flora, and offer wildlife corridors. These areas provide a diversity of terrestrial and aquatic habitats, and support species dependent on large, undisturbed areas of land. Backcountry areas are managed to preserve and restore healthy watersheds with clean water and air, and healthy soils. Watershed processes operate in harmony with their setting, providing high quality aquatic habitats.

Conservation: Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. Conservation areas include (1) public lands already set aside for this purpose, (2) high-hazard lands, stream environment zones, and other fragile areas, without substantial existing improvements, (3) isolated areas which do not contain the necessary infrastructure for development, (4) areas capable of sustaining only passive recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management.

Recreation: Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this plan identifies

as recreation areas include (1) areas of existing private and public recreation use, (2) designated local, state, and federal recreation areas, (3) areas without overriding environmental constraints on resource management or recreational purposes, and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas.

Resort Recreation: Resort Recreation areas are the specific Edgewood Mountain and Heavenly parcels depicted on Map 1 of the Regional Plan.

Residential: Residential areas are urban areas having potential to provide housing for the residents of the Region. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and non-residential uses that complement the residential neighborhood. These lands include: (1) areas now developed for residential purposes; (2) areas of moderate-to-good land capability; (3) areas within urban boundaries and serviced by utilities; and (4) areas of centralized location in close proximity to commercial services and public facilities.

Mixed-Use: Mixed-use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Region or have the potential to provide future commercial, public service, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience, and enhanced sustainability.

Tourist: Tourist areas are urban areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the Bi-State Compact as suitable for gaming. These lands include areas that are:

1) already developed with high concentrations of visitor services, visitor accommodations, and related uses;
2) of good to moderate land capability (land capability districts 4-7);
3) with existing excess land coverage; and
4) located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Special Planning Districts:

High Density Tourist District: The High Density Tourist District contains a concentration of hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities for local residents. The High Density Tourist District is the appropriate location for the Region's highest intensity development.

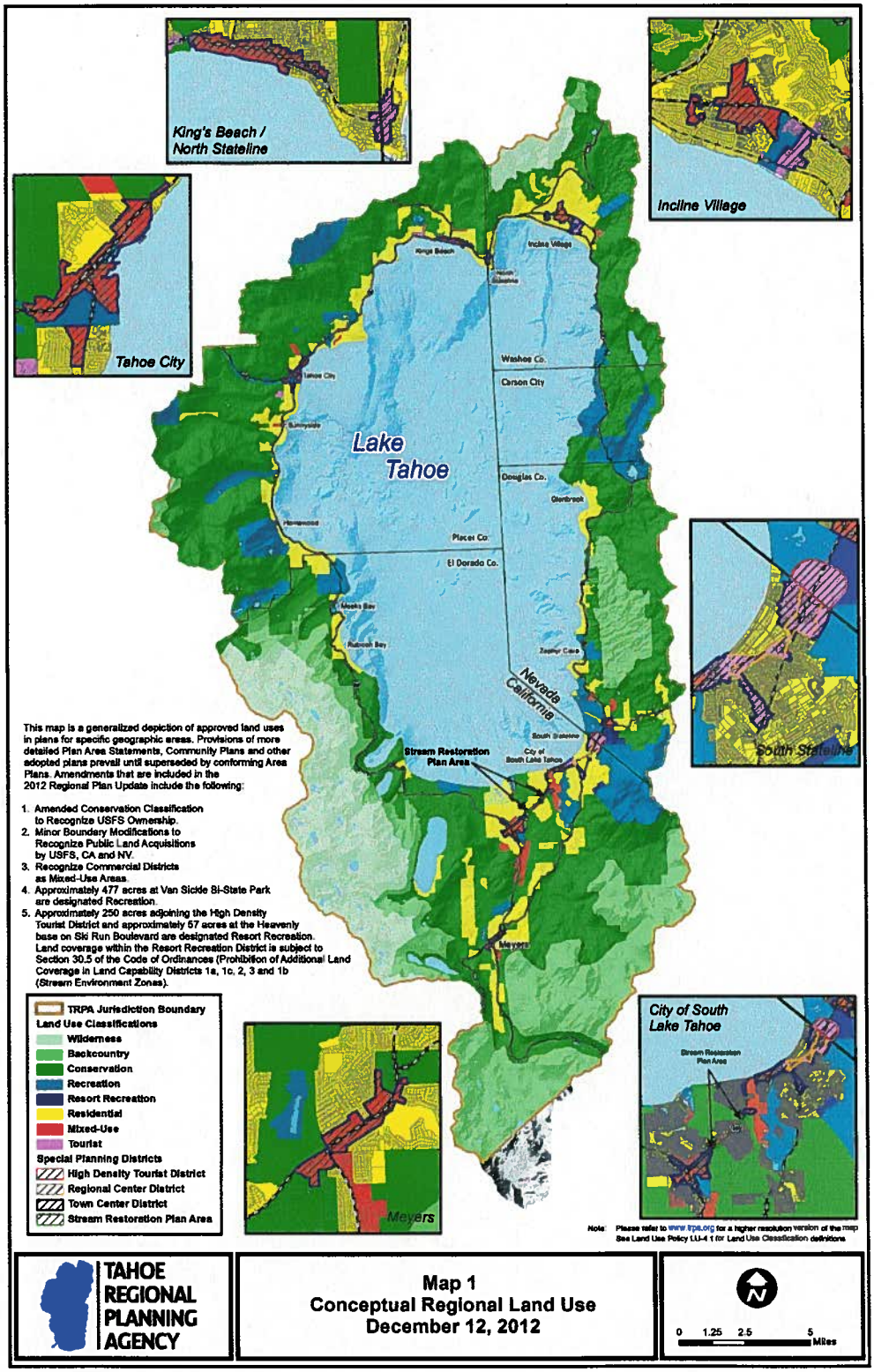
Regional Center District: Not applicable in Douglas County.

Town Center District: Town centers contain most of the Region's non-residential services and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities in the Region.

Stream Restoration Plan Area: Not applicable in Douglas County.

The 2012 TRPA Regional Plan Conceptual Regional Land Use Map shows the planned locations of each of these uses and is provided as Map 2.24.

Map 2.24
2012 TRPA Regional Plan Conceptual Regional Land Use Map



Source: 2012 TRPA Regional Plan

Land Use Compatibility

Based on the inventory of existing conditions and the Conceptual Regional Land Use Map, Douglas County has developed new future land use and zoning districts for the Tahoe Planning Area. Wherever feasible and although standards often differ, the new future land use and zoning districts have been developed to be compatible with the future land use and zoning districts in effect for the rest of the County. The purpose of this is to replace the existing Community Plan and Plan Area Statement Map with a future land use and zoning map that will tie into the land use and zoning map in effect for the remainder of the County outside the Tahoe Planning Area. The Special Planning Districts, including the High Density Tourist District and Town Center District shown on the Conceptual Regional Land Use Map, will be reflected as overlay zoning districts on the Official Douglas County Zoning Map. New zoning districts are defined in Douglas County Code (Title 20), Chapter 20.703, *Tahoe Area Plan Regulations*. The future land use districts are defined below. The Tahoe Planning Area Future Land Use Map has been updated to reflect new future land use districts within the South Shore Area Plan (refer to Map 2.32).

Future Land Use Districts for the Tahoe Planning Area are defined below:

Backcountry: Backcountry areas are designated and defined by the U.S. Forest Service as part of their Resource Management Plans. These lands are roadless areas, including Lincoln Creek. On these lands, natural ecological processes are primarily free from human influences. Backcountry areas offer a recreation experience similar to Wilderness, with places for people seeking natural scenery and solitude. Primitive and semi-primitive recreation opportunities include hiking, camping, wildlife viewing, and cross-country skiing, in addition to more developed or mechanized activities not allowed in Wilderness areas (e.g., mountain biking, snowmobiling). Management activities that support administrative and dispersed recreation activities are minimal, but may have a limited influence. Limited roads may be present in some backcountry areas; road reconstruction may be permitted on backcountry lands where additional restrictions do not apply. Backcountry areas contribute to ecosystem and species diversity and sustainability, serve as habitat for fauna and flora, and offer wildlife corridors. These areas provide a diversity of terrestrial and aquatic habitats, and support species dependent on large, undisturbed areas of land. Backcountry areas are managed to preserve and restore healthy watersheds with clean water and air, and healthy soils. Watershed processes operate in harmony with their setting, providing high quality aquatic habitats.

Commercial: Commercial areas are existing commercial or tourist areas that provide or have the potential to provide a mix of uses, including commercial, tourist, recreation, public service, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience, and enhanced sustainability. Commercial areas also include areas recognized by the Bi-State Compact as suitable for gaming. These lands include areas that are:

1. Already developed with high concentrations of visitor services, visitor accommodations, and related uses;
2. Of good to moderate land capability (land capability districts 4-7);
3. Have existing excess land coverage; and
4. Located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Conservation: Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. Conservation areas include (1) public lands already set aside for this purpose, (2) high-hazard lands, stream environment zones, and other fragile areas, without substantial existing improvements, (3) isolated areas which do not contain the necessary infrastructure for development, (4) areas capable of sustaining only passive recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management.

Receiving Area: Receiving Areas are areas that are eligible to receive the transfer of existing residential development and residential development rights, tourist accommodation units, and commercial floor area and are located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Recreation: Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this plan identifies as recreation areas include (1) areas of existing private and public recreation use, (2) designated local, state, and federal recreation areas, (3) areas without overriding environmental constraints on resource management or recreational purposes, and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas. The T-PRR (Tahoe-Private Resort Recreation) zoning district, which is compatible with the Recreation land use district, may only be applied to the specific Edgewood Mountain parcel depicted on Map 1 of the 2012 TRPA Regional Plan. This area allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.

Residential: Residential areas are urban areas having potential to provide housing for the residents. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and non-residential uses that complement the residential neighborhood. These lands include: (1) areas now developed for residential purposes; (2) areas of moderate-to-good land capability; (3) areas within urban boundaries and serviced by utilities; and (4) areas of centralized location in close proximity to commercial services and public facilities.

Figure 2.11 has been developed to illustrate the relationship between future land use and zoning for the Tahoe Planning Area.

Figure 2.11
TRPA Conceptual Land Use Districts, Douglas County Future Land Use Districts, and Equivalent Douglas County Zoning Districts

TRPA Conceptual Land Use Districts	Douglas County Future Land Use Districts	Equivalent Douglas County Zoning Districts
Backcountry	Backcountry	T-F (Tahoe-Forest)
Conservation	Conservation	T-F (Tahoe-Forest)
Recreation	Recreation**	T-R (Tahoe – Recreation) T-RR (Tahoe – Resort Recreation)
Resort Recreation		
Residential	Residential**	T-SFR-8,000 (Tahoe-Single-Family Residential, 8,000 square foot minimum parcel size) T-MFR (Tahoe-Multi-Family Residential, maximum density of 15 du/acre)
Mixed-Use	Commercial**	T-MU (Tahoe – Mixed-Use) T-T (Tahoe-Tourist Commercial) HDT (High Density Tourist) Overlay TC (Town Center) Overlay
Tourist		
All Districts	All Districts	T-PF (Tahoe-Public Facility)* PD (Planned Development) Overlay

*The T-PF (Tahoe-Public Facility) zoning district is compatible with all Douglas County future land use designations and will be applied to public facilities in existence as of December 12, 2012.

** Receiving Areas may be designated on the Future Land Use Map within a Recreation, Residential, or Commercial Land Use District if located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

TRPA Review

Pursuant to TRPA Regional Plan Land Use Policy – LU 4.12, TRPA will continue to review projects within the High Density Tourist, Conservation, and Resort Recreation Land Use Districts on the Conceptual Regional Land Use Map and the Shorezone of Lake Tahoe, as well as all development that is equal to or greater than:

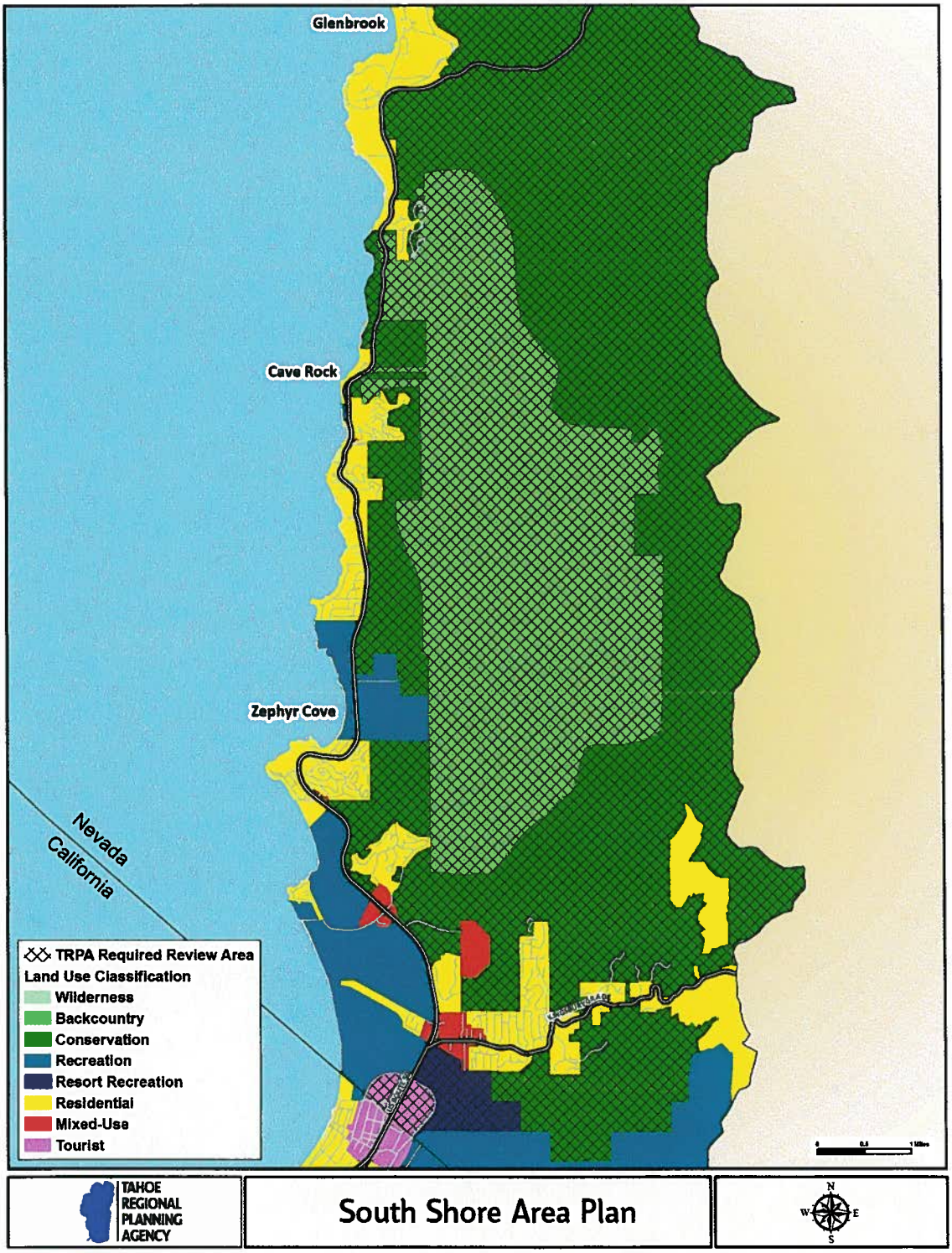
Figure 2.12
TRPA Review Required

	Regional Center	Town Center	Not in Center
Residential	100,000 square feet	50,000 square feet	25,000 square feet
Non-Residential	80,000 square feet	40,000 square feet	12,500 square feet

Note: All measurements are new building floor area.

Map 2.25 shows the location of parcels within the High Density Tourist, Conservation, and Resort Recreation Land Use Districts on the Conceptual Regional Land Use Map subject to TRPA review. Projects within the Backcountry Land Use District will also require a TRPA review.

Map 2.25
TRPA Review Required



Source: TRPA

PHASE I: SOUTH SHORE AREA PLAN

In order to encourage the environmental redevelopment of the existing built environment, promote economic vitality, and work towards the attainment of TRPA's environmental threshold standards, the County is moving forward with the South Shore Area Plan (Phase I), for the properties generally along Highway 50 from the California-Nevada Stateline to the lower Kingsbury area. The South Shore Area Plan replaces the Stateline Community Plan, Kingsbury Community Plan, and a portion of Plan Area Statements 070A (Edgewood), including Special Area #1 (C-070A SA1), and a portion of Plan Area Statement 080 (Kingsbury Drainage), including Special Area #2 (R-080 SA2). The existing Community Plan (Round Hill) and Plan Area Statements not included within the South Shore Area Plan will continue to be subject to the provisions of the applicable Community Plan or Plan Area Statement, until such time as an Area Plan is developed for the entire Tahoe Planning Area.

Background

In 2011, Douglas County participated with the South Tahoe Alliance of Resorts (S.T.A.R.), City of South Lake Tahoe, TRPA, and community members on the development of the South Shore Vision Plan, a planning document that focuses on the redevelopment of the built environment along the Highway 50 Corridor, from Ski Run Boulevard in the City of South Lake Tahoe, California, to Kahle Drive in Douglas County, Nevada.

The South Shore Vision Plan addressed the following key issues:

- Reinventing the area to address the older and obsolete built environment.
- Improving the market and economic conditions that currently exist.
- Assessing transportation needs, including the proposed U.S. Highway 50/South Shore Community Revitalization Project (Loop Road) and "Main Street" narrowing.
- Defining and understanding travel and tourism barriers.
- Finding solutions to other impediments to redevelopment.
- Assessing the limits to the potential for redevelopment.
- Analyzing current summer and winter programs.
- Identifying new attraction/uses and improving the bed base.
- Initiating environmental enhancements.
- Coordinating with the Lake Tahoe Basin Prosperity Plan to find solutions for revitalizing the Basin economy.

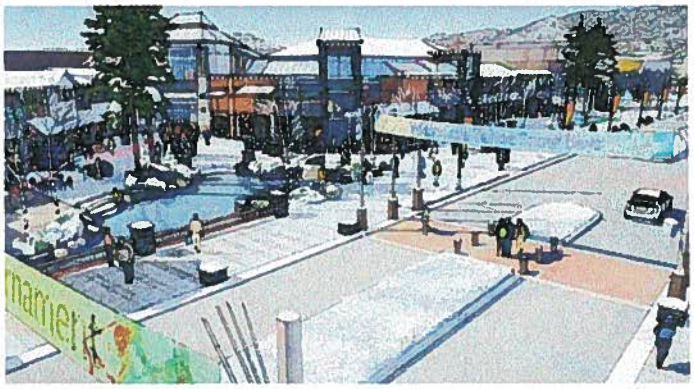
The purpose of the South Shore Vision Plan was to create a vision for the most significant tourist destination in the Lake Tahoe Region, and to utilize the "Vision" to inform the TRPA Regional Plan Update and attract new capital investment to upgrade the natural and built environment and implement environmental improvements.

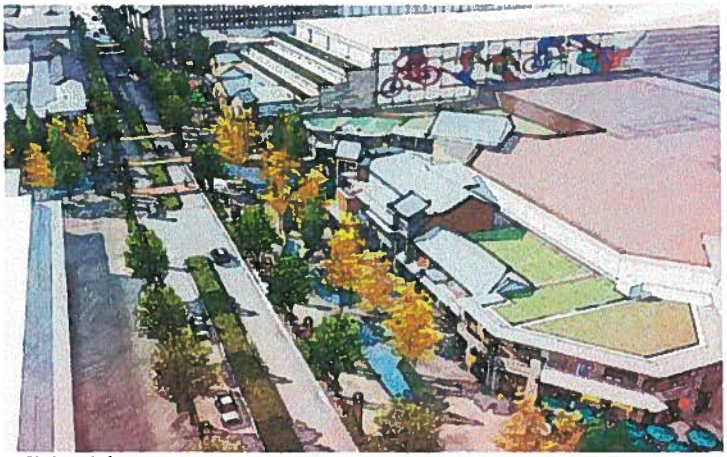
The South Shore Vision Plan also demonstrated how the existing out-dated built environment could be transformed into a world class tourist destination. The following photos depict existing conditions and the illustrations depict the "Vision" for the South Shore:

Existing Conditions

Source: South Shore Vision Plan

South Shore Vision Plan Illustrations





Source: South Shore Vision Plan

The South Shore Vision Plan also demonstrated that the redevelopment of the South Shore could include many positive environmental benefits, such as:

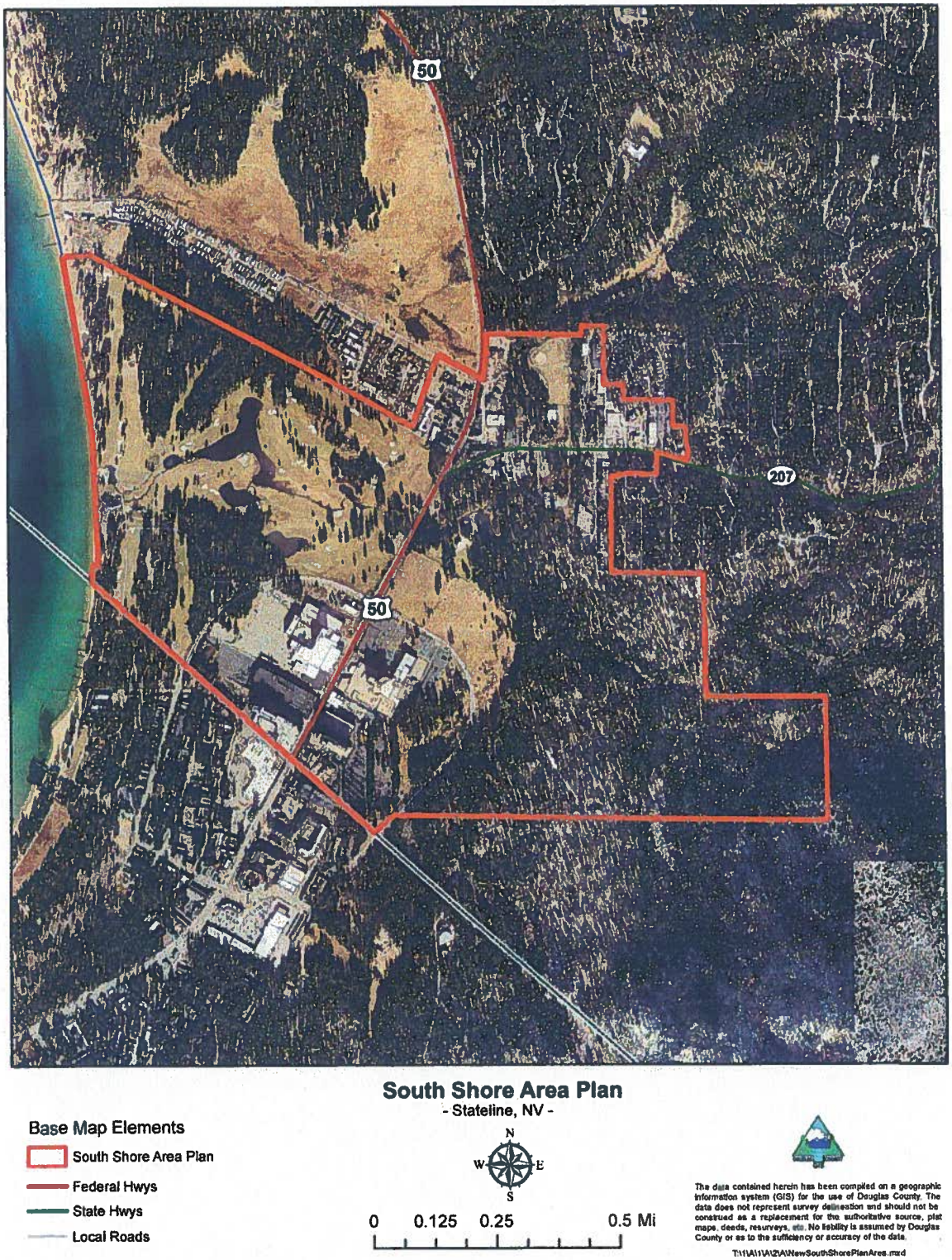
- Reduction in coverage
- Increased open space
- Restored stream environment zones
- Water quality improvement projects
- Pedestrian friendly streets
- Public transportation
- Energy efficient buildings
- Access to recreational opportunities

Ultimately, the South Shore Vision Plan was successful in providing a framework for promoting positive changes to the Regional Plan for Douglas County and the City of South Lake Tahoe.

South Shore Area Plan

The South Shore Area Plan has been developed to build upon the concepts in the South Shore Vision Plan, as well as be consistent with the goals and policies in the 2012 TRPA Regional Plan. The boundaries of the South Shore Area Plan include those properties evaluated in the South Shore Vision Plan within Douglas County, as well as the properties within the Kingsbury Community Plan. The boundary of the South Shore Area Plan is depicted in Map 2.26.

Map 2.26
South Shore Area Plan Boundary



Source: Douglas County GIS Department

The four primary areas within the South Shore Area Plan are described below:

High Density Tourist District

The Casino Core area, the previous Stateline Community Plan, was designated a High Density Tourist District on the TRPA Conceptual Regional Plan Land Use Map. This is the primary area, along with the lower Kingsbury area, targeted for redevelopment. The area is currently dominated by casino/hotel uses, including the Horizon Hotel/Casino, MontBleu Hotel/Casino, Harrah's Hotel/Casino, Harvey's Hotel/Casino, and CVS Pharmacy (previously Bills Casino). Existing conditions include:

- 2,266 hotel rooms.
- Five existing hotel towers that range in height from 85 to 197 feet.
- Four parking garages and a substantial amount of surface parking.

The objective is to transform the area into a world class recreational tourist destination, which will include:

- Replacing the existing towers with energy efficient buildings that are architecturally compatible with the natural scenic beauty of the Region and move the area towards Scenic Threshold attainment.
- Reducing coverage and surface parking.
- Restoring stream environment zones, improving water quality, and creating open space.
- Creating a pedestrian friendly environment.

The other main objective is to provide a variety of recreational opportunities within walking distance from the bed base, such as:

Skiing:	The existing Gondola provides direct access to Heavenly Mountain Ski Resort.
Golfing:	The existing Edgewood-Tahoe Golf Course is within walking distance.
Biking:	The Nevada Stateline-to-Stateline Bikeway provides access to the Lake within biking and walking distance.
Hiking:	The Van Sickle Bi-State Park is within walking distance and provides access to hiking, picnicking, mountain biking, and horseback riding.
Beach:	The Edgewood Lodge and Golf Course Improvement Project includes an easement to access a new public beach within walking distance (previously there was no public beach within walking distance).
Lake:	The Tahoe Transportation District has been exploring the feasibility of providing waterborne transit from this area to give visitors and residents an opportunity to spend time on the Lake, as well as provide access to Tahoe City on the northshore.
Shopping:	The creation of a pedestrian friendly retail environment.
Dining:	The inclusion of a wide variety of dining options.

Entertainment: The development of outdoor and indoor entertainment amenities.

Overall, the objective is to revitalize the economy, contribute to the attainment of TRPA environmental threshold standards, including water quality and scenic, and create a sustainable tourist destination that provides access to recreational opportunities within walking and biking distance of the bed base, which is intended to contribute to a reduction in vehicle miles traveled and improved air quality. All redevelopment projects in the High density Tourist District will be evaluated to ensure consistency with these overall objectives.

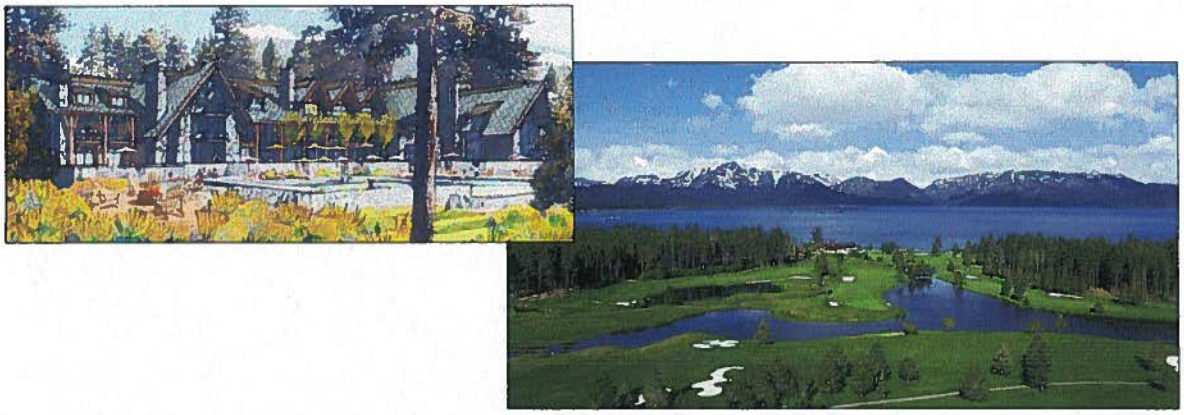
Edgewood Lodge and Golf Course

This site contains the existing Edgewood-Tahoe Golf Course, and was placed within the Recreation Land Use District on the TRPA Conceptual Regional Land Use Map. In 2012, the TRPA approved the Edgewood Lodge and Golf Course Improvement Project on the site. The project consists of a tourist accommodation complex with a total of 194 new tourist accommodation units (TAUs) transferred from retired hotel sites in the City of South Lake Tahoe; improvements in water and energy efficiency; and the a new public beach. The project also includes environmental enhancement projects intended to contribute to attainment of TRPA environmental threshold carrying capacities. The goals of these threshold improvement projects, among others, are to:

1) Meet and exceed existing TRPA stormwater infiltration and treatment requirements;
2) Reduce the overall pollutant load of sediment, fine sediment, phosphorus and nitrogen;
3) Improve the function of the Golf Course Creek and Edgewood Creek stream environment zones (approximately 200,000 square feet of stream environment zones and 1.5 acres of coverage within the shorezone will be restored); and
4) Dredge and remove accumulated material in site ponds to reestablish pollutant capture capacity.

The project demonstrates how new projects can bring environmental gain to the Lake Tahoe Region. It is anticipated that the project will begin to be implemented in 2013.

Edgewood Lodge Project



Source: Edgewood Lodge Golf Course Improvement Project Presentation to TRPA Advisory Planning Commission on May 9, 2012

This site was in Plan Area Statement 070A (Edgewood), including Special Area #1 (Tourist Area), which allowed for up to 250 tourist accommodation units to be transferred to the site. This site will continue to be allowed a maximum of 250 tourist accommodation units with the South Shore Area Plan.

Edgewood Mountain

The Edgewood Mountain area is approximately 256 acres and has historically been a conservation area, although numerous recreation, public service, and some residential uses were historically allowed in the area. The site contains the historic Friday Station (an original Pony Express stop). With the 2012 TRPA Regional Plan Update, the parcel was placed in the Resort Recreation District on the Conceptual Regional Land Use Map. The purpose of designating it Resort Recreation was to allow for additional recreational opportunities, such as a cross country ski area, to be located near the bed base and to reduce vehicle miles traveled thus improving air quality. The 2012 TRPA Regional Plan also allows for tourist accommodations and commercial structures that are accessory to a recreation use to be located on the site, as long as development is transferred in from outside of the designated area and the transfer results in the retirement of development. Tourist accommodation units or commercial development may be subdivided into air space condos (no lot or block subdivisions are allowed). The parcel has been identified as a future site for a bike/pedestrian path to connect Market Street to the Van Sickle Bi-State Park, consistent with the Lake Tahoe Regional Transportation Plan and the Lake Tahoe Region Bicycle and Pedestrian Plan (refer to T Action 4.3).

Lower Kingsbury

The lower Kingsbury area contains more than 100 different commercial, industrial, and public uses. The most notable uses include the Lakeside Inn Hotel/Casino, Douglas County Government Offices/Tahoe Transportation and Visitors Center, Edgewood Village, Kahle Community Center/Park, Kingsbury Station, Red Hut Center, Shady Lane Commercial (Industrial) Center, Kingsbury Square, and Kingsbury Center. With the 2012 TRPA Regional Plan Update, the parcels were designated Mixed-Use/Town Center on the Conceptual Regional Land Use Map.

In 2008, all of the parcels within the lower Kingsbury area were evaluated in the Lower Kingsbury Visioning and Land Use Alternatives Report. The Summary Report was developed with input from local property owners, identified opportunities and constraints for revitalization and environmental improvements and resulted in a number of recommendations, including:

1. Transforming the area into a pedestrian friendly and mixed-use environment.
2. Creating more diverse housing options.
3. Developing an area wide water quality improvement project.
4. Creating more bike connections, including connections to the Kahle Community Center and a bike/pedestrian path from Market Street to the South Shore through the Edgewood Mountain Parcel.

Financial or regulatory incentives and/or County sponsored redevelopment programs were identified as potential catalysts for redevelopment in the area.

The South Shore Vision Plan evaluated the properties that contain the Lakeside Inn and Douglas County Government Center/Tahoe Transportation and Visitors Center. It identified this area as the Gateway Area into the South Shore and recommended redeveloping this area into a mixed-use environment and, beginning at Kahle Drive, creating a streetscape along the entire street corridor that includes pedestrian amenities, landscaping, and an interesting environment to support retail.

The lower Kingsbury area is the only area designated as a Mixed-Use/Town Center on the Conceptual Regional Land Use Map within the County. This area is intended to provide a mix of commercial, public services, light industrial, office, and residential uses and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities.

Douglas County is adopting new land use and zoning provisions in this area to encourage property owners to develop mixed-use projects, including more diverse housing options,

as well as take advantage of additional density and height provisions, which will also result in environmental benefits as development commodities are transferred from more environmentally sensitive areas. The Tahoe Planning Area now includes new actions (refer to T Actions T 2.3 and T 4.3) to address outstanding issues, such as moving forward with an area wide water quality improvement project and a pedestrian/bike connection between Market Street and Van Sickle Bi-State Park. The County recognizes that including the lower Kingsbury area in the South Shore Area Plan is the first step in fostering the redevelopment and revitalization of the area.

Economic Analysis

In 2012, the Lake Tahoe Visitors Authority (LTVA), S.T.A.R., City of South Lake Tahoe, and Douglas County funded the South Shore Vision Destination Economic Impact Analysis, which explores the economic impacts of maintaining current operations and infrastructure (status quo) as opposed to implementing changes (transformation) proposed in the South Shore Vision Plan.

Status Quo: The Analysis found that over the past decade the South Shore has experienced a significant decline in economic activity, within the following areas:

- Gaming revenue
- Rooms rented
- Occupancy
- Retail sales
- Employment

For Douglas County, the greatest area of concern has been the significant decline in gaming revenue from a high of $338 million in 2004 to $209 million in 2011, a decrease of 38 percent. This decline is attributed to the opening of tribal casinos in California, the lack of investment in infrastructure as a result of the regulatory nature of the Lake Tahoe Region, and the economic recession. Overall, the Analysis found that the status quo does not provide a level of revenue that is sustainable for the South Shore.

Transformation: The Analysis found that in order to transform the economy and generate long term revenue, the types of changes proposed in the South Shore Vision Plan are necessary. These changes include:

- Diversifying into a more recreation based economy;
- Leveraging Lake Tahoe's history with entertainment in a unique setting; and
- Upgrading the visitor experience by providing walkable areas that feature upgraded visitor and community based experiences.

The Analysis also found that policy makers are at a unique juncture in that they can maintain the status quo or transform the visitor experience to foster economic vitality in the South Shore.

Existing Conditions and Conservation

The TRPA LiDAR Impervious Coverage Calculations from 2012 for the Kingsbury Commercial area and Nevada South Stateline area are provided in Figure 2.13.

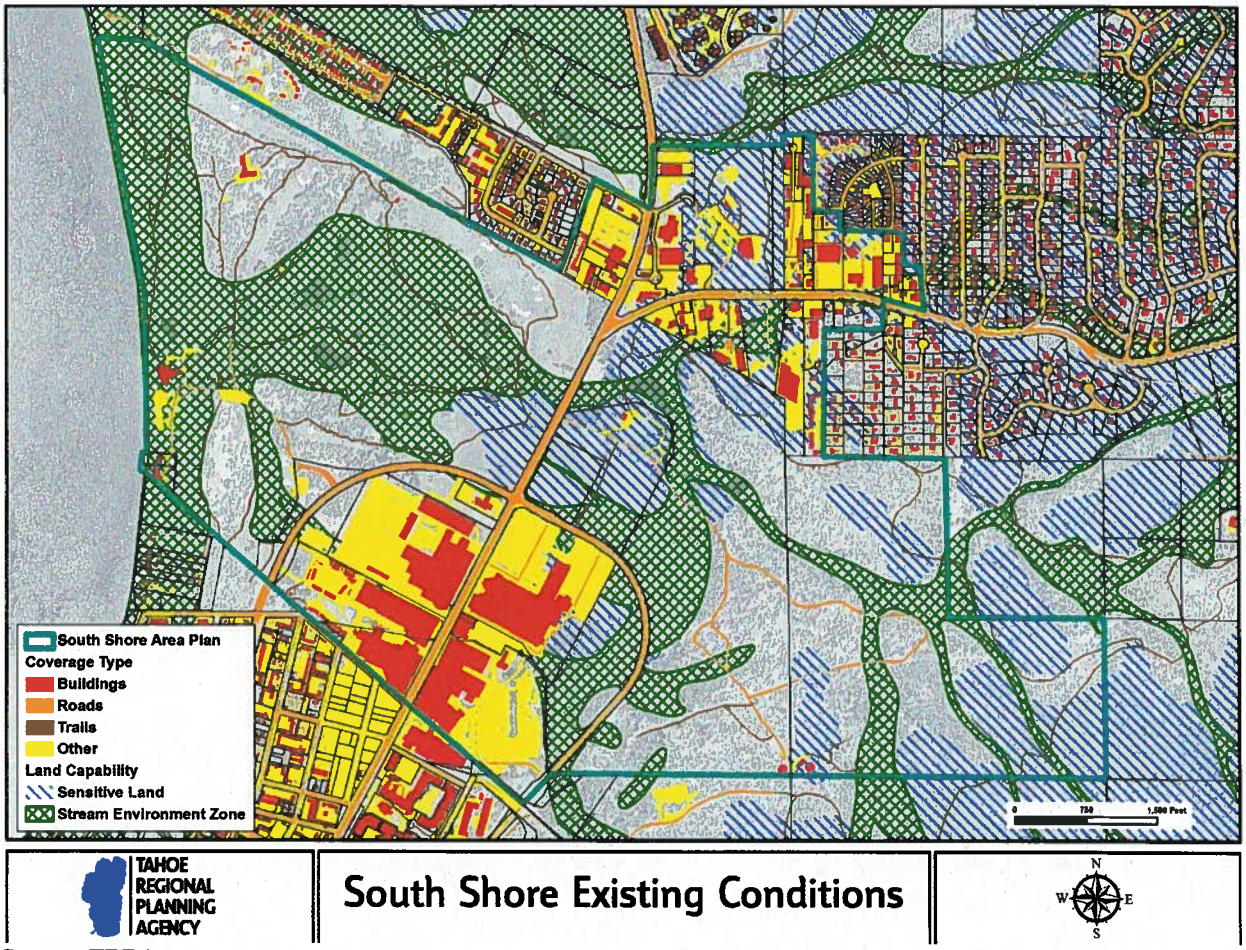
Figure 2.13
LiDAR Impervious Coverage Calculations, 2012

Town Center	Acres Impervious	Total Area	Percent Impervious
Kingsbury Commercial	51.55	88.25	58.42
Nevada South Stateline	81.41	115.44	70.52

Source: TRPA

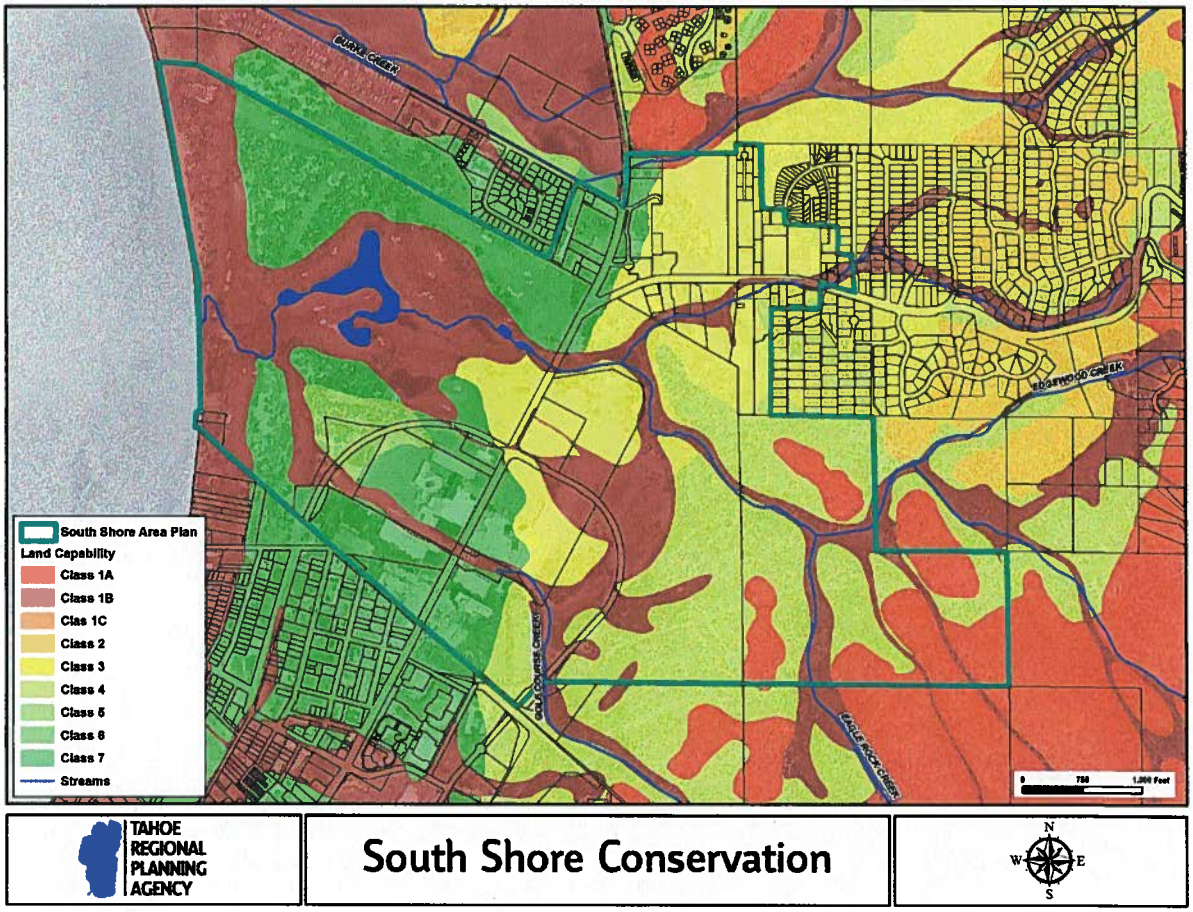
Maps 2.27 and 2.28 show existing coverage and land capability for the South Shore Area Plan, respectively.

Map 2.27
South Shore Area Plan Coverage (Existing Conditions)



Source: TRPA

Map 2.28
South Shore Area Plan Land Capability (Conservation) Map



Source: TRPA

The South Shore Area Plan retains the strict environmental protections required under the TRPA Regional Plan and includes several strategies to further accelerate environmental improvements and restoration including the following:

- **Environmental Redevelopment:** Promoting the redevelopment of existing developed areas to include increased bicycle, pedestrian, and transit amenities; coverage reduction; and compliance with water quality and other environmental regulations.
- **Transfers of Development Rights/Existing Development:** The High Density Tourist District and Lower Kingsbury Area, or "Centers", have been designated as Receiving Areas for transfers of development on the Future Land Use Map (refer to Map 2.32). As shown on Map 2.27, the Centers are already extensively developed and meet or exceed coverage limitations. As Receiving Areas, future development will be directed to these areas instead of occurring in outlying and/or environmentally sensitive areas. Although not reflected as Receiving Areas on the Future Land Use Map, the Edgewood-Tahoe Golf Course site (limited to Special Area #1) is a receiving area in that up to 250 TAUs may be transferred to the site and the Edgewood Mountain site is a receiving area in that development is only allowed if it is transferred in and the transfer results in the retirement of development.
- **Compact Mixed-Use Land Use Pattern:** The Area Plan has new zoning districts to encourage a greater mixing of uses, which can result in fewer and shorter vehicle trips and associated improvements in air quality and traffic. In addition, the High Density Tourist District represents the largest tourist bed base in the Region, and the plan promotes recreational and non-auto transportation options in and around the district to further reduce vehicle trips.
- **TMDL Implementation:** Requires water quality improvements that will help the County meet TMDL milestones.
- **Comprehensive Coverage Reduction:** The Area Plan includes a policy that requires the County to consider opportunities for coverage reduction in all public and private redevelopment projects within Centers.
- **Area-Wide Water Quality Improvements:** Area-wide stormwater management systems, including the existing Stateline Stormwater System, are recognized and called for to ensure compliance with TRPA BMP and SLRP requirements.
- **Stream Environment Zone Protection:** An Area Plan policy requires Douglas County to consider opportunity for SEZ restoration in all public and private projects that contain disturbed SEZ.

Commercial Floor Area

The 35,000 square feet of remaining Commercial Floor Area (CFA) for the Stateline Community Plan and 1,250 square feet of remaining CFA for the Kingsbury Community Plan, for a total of 36,250 square feet of CFA, that has yet to be allocated to a project is

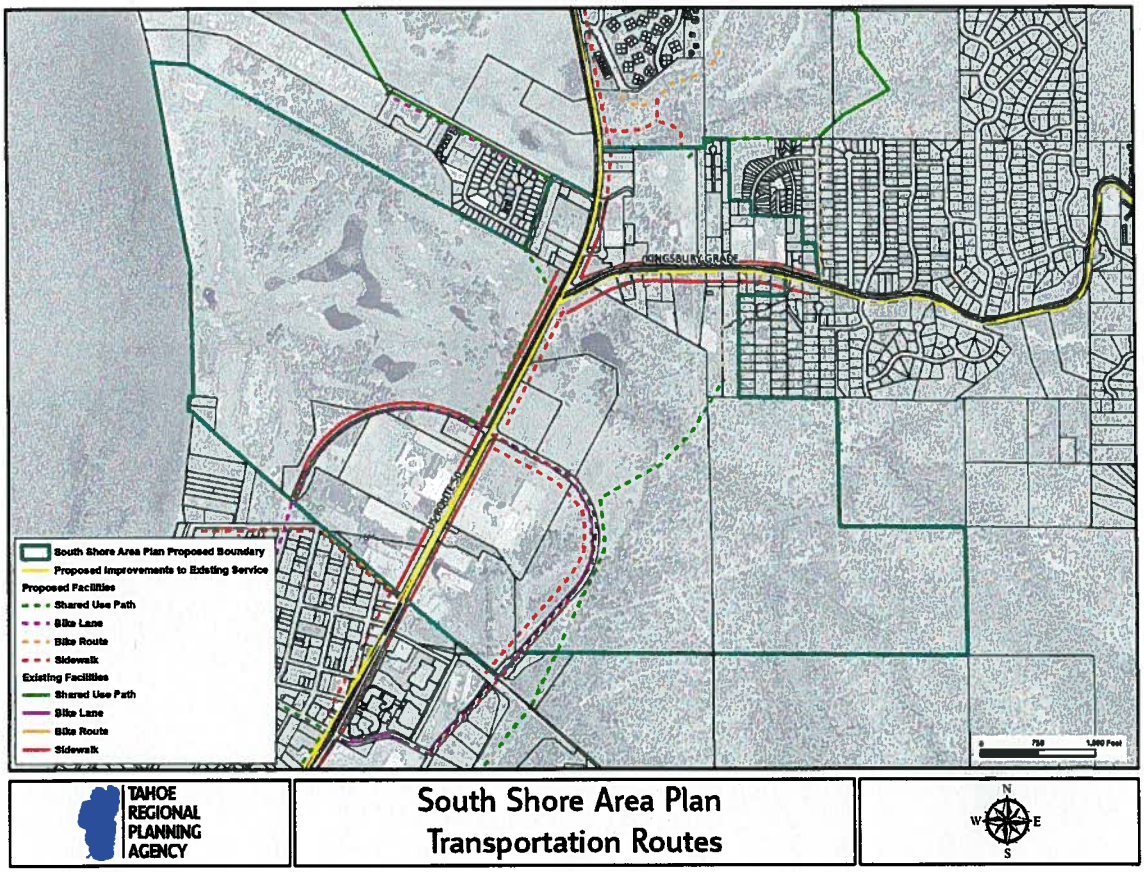
now available throughout the South Shore Area Plan. Under the 2012 TRPA Regional Plan, no new CFA will be allocated by TRPA until all of the existing CFA is used.

Transportation

The South Shore Area Plan was developed around the future U.S. 50 South Shore Community Revitalization Project (Loop Road), which is a project that would allow for traffic to flow around the High Density Tourist District and for the existing Highway 50 to be turned into a pedestrian friendly Main Street. The Tahoe Transportation District is currently conducting public workshops to evaluate alternative routing options for the project.

Map 2.29 includes the bike and pedestrian plan for the South Shore Area Plan (reflects bicycle and pedestrian facilities shown on Map 5, Conceptual Bicycle & Pedestrian Facilities, of the 2012 TRPA Regional Plan).

Map 2.29
South Shore Area Plan Bike and Pedestrian Plan



Source: TRPA

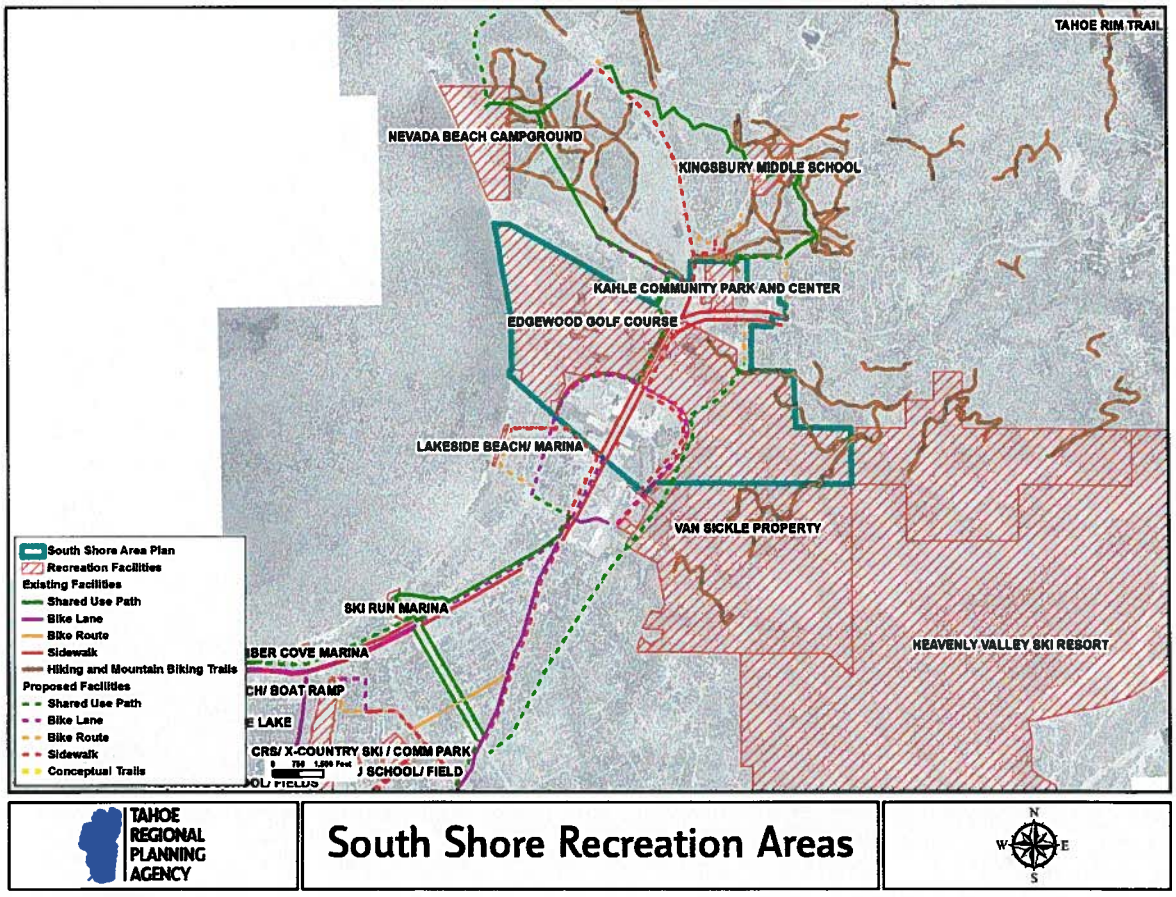
Transit services are currently provided throughout the South Shore Area Plan. Transit services are provided at the casinos and bus shelters have been placed along Highway 50

and the Kingsbury Grade (State Route 207). The Kingsbury Transit Center, along Highway 50, is located at the base of the Kingsbury Grade. There are also transit services provided to connect the South Shore to the Carson Valley and free ski shuttles are offered. Future transit projects will be provided as planned for in the Regional Transportation Plan.

Recreation

Map 2.30 shows existing and future recreation opportunities within biking and walking distance of the South Shore Area Plan. The Nevada Stateline-to-Stateline Bikeway provides access to Lake Tahoe and the Van Sickle Bi-State Park includes trails that provide direct access to the Rim Trail.

Map 2.30
South Shore Area Plan Recreation Areas



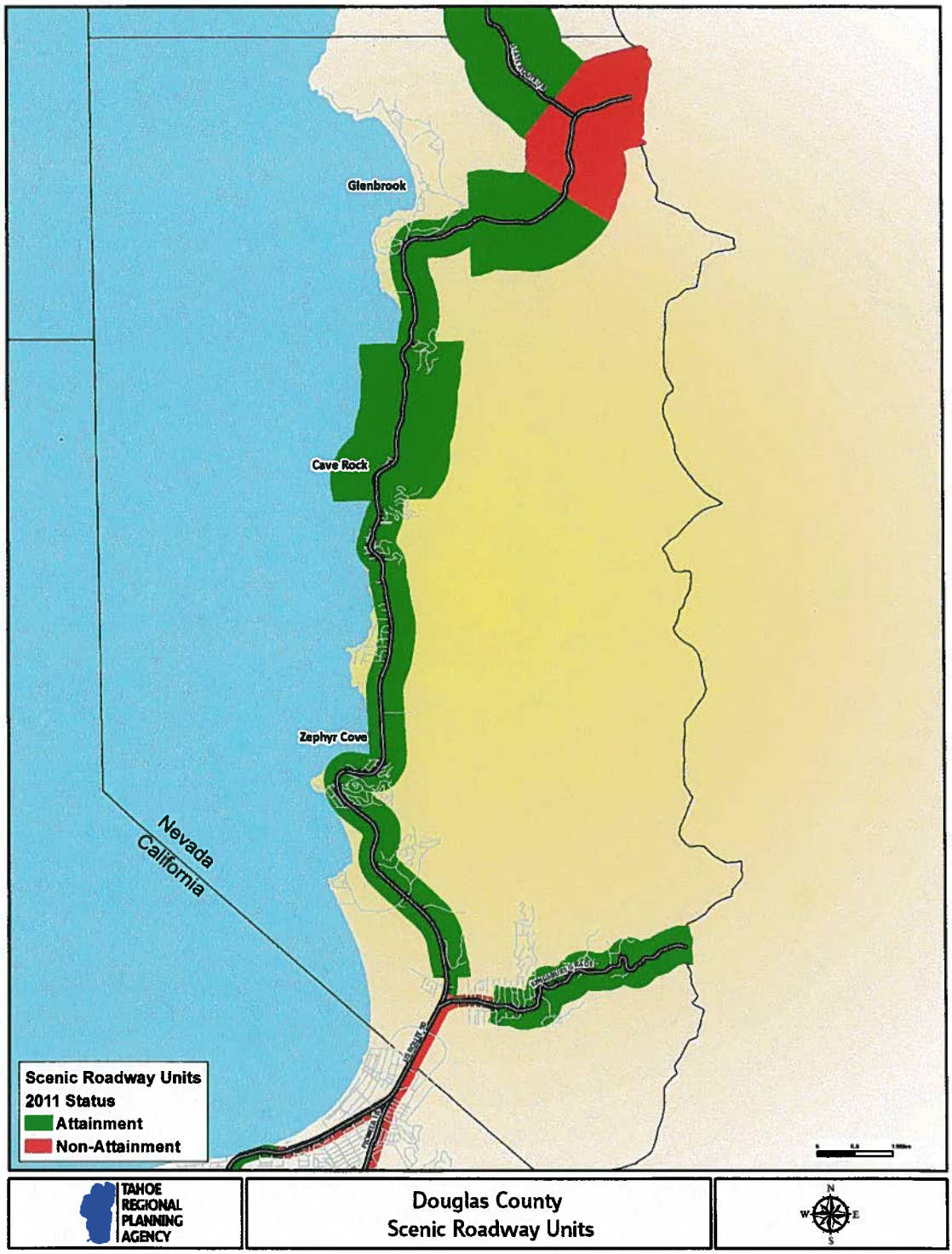
Source: TRPA

Design Standards and Guidelines

The 2011 Threshold Evaluation Report shows that the portions of Highway 50 that run through the South Shore Area Plan are currently not in attainment of the Scenic Threshold Standards (see Map 2.31). The South Shore Design Standards and Guidelines,

which include architectural, lighting, landscaping, and signage standards, have been developed to ensure that future development is brought into attainment, reflects the desired mountain character of the area, builds upon the concepts developed in the South Shore Vision Plan, and ties into existing and future redevelopment projects, such as the Heavenly Village Project, within the City of South Lake Tahoe.

Map 2.31
Scenic Threshold Status for Roadways in Lake Tahoe Region



Source: TRPA

Wayfinding Signage

A wayfinding signage program needs to be developed for the South Shore Area Plan to encourage visitors to walk, bike, or use transit (refer to T Action 4.4). It should be noted that the City of South Lake Tahoe and Tahoe Chamber of Commerce installed wayfinding street signs along Highway 50 in the City and the Tahoe Chamber of Commerce is working on a wayfinding signage program for Douglas County.

Area Wide Water Quality Control

The Stateline Regional Stormwater Treatment Disposal System Agreement (1997), established the Stateline Stormwater Association, created for the purpose of constructing, operating, and maintaining stormwater control, treatment, and disposal facilities to serve the casino core area of Stateline and achieve water quality targets. Association members consist of Mont Bleu, Harrah's, Harvey's, Horizon, Park Cattle Company (Edgewood Companies), Wells Fargo Bank, Douglas County (Lake Parkway), and the NDOT (Highway 50). This was the first public-private partnership developed to address stormwater on an area-wide level. Improvements constructed by the association tie together previously existing individual drainage systems and deliver an estimated 83 percent of the design storm volume to the treatment facility, with subsequent discharge to the irrigation storage reservoir on the Edgewood-Tahoe Golf Course. The Edgewood Lodge and Golf Course Improvement Project includes upgrades to this system, which will significantly reduce the amount of fine sediment particles entering Lake Tahoe. This area wide water quality control system also satisfies the TRPA requirement for onsite stormwater infiltration for drainage treatment and retention. It is anticipated that future redevelopment will also tie into this system. An area-wide water quality control system should be developed for the lower Kingsbury area to accelerate BMP installation.

PHASE II: DOUGLAS COUNTY AREA PLAN

Douglas County plans to get the South Shore Area Plan in place by mid-2013 and then come forward with an amendment to the South Shore Area Plan to create one Area Plan, which will be called the Douglas-Tahoe Area Plan, for all properties within the Tahoe Planning Area.

Key Issues

Nevada Senate Bill (SB) 271

Nevada Senate Bill (SB) 271 requires Nevada to withdraw from the Bi-State Compact if certain changes are not made, including amendments to the Governing Board's voting rules, consideration of changing economic conditions in the Regional Plan, and placing the legal burden of proof that an action violates the Compact on the challenger. The bill sets October 1, 2015, as a date for changes to be implemented with a possible extension to 2017 if the Governor proclaims that progress is being made.

The States of Nevada and California were able to come to a Bi-State Agreement which resulted in the final adoption of the 2012 TRPA Regional Plan, a significant step in meeting the provisions of SB 271. It is unclear at this time how the other issues raised in SB 271, including changes to the voting rules, will ultimately be resolved.

TRPA Regional Plan List of Priority Projects

There were a number of issues raised during the TRPA Regional Plan Update that have yet to be addressed (refer to 2012 TRPA Regional Plan, Attachment 5, *Preliminary List of Priority Projects*). These include: the need to prioritize an evaluation of affordable housing policies, evaluate floodplain management regulations, and evaluate the TRPA Code of Ordinances to make it more understandable and effective. Douglas County plans to continue to work with TRPA and other interested parties to address these issues.

Funding for Environmental Improvement Projects/TMDL

It is anticipated that funding available for EIP projects and the implementation of the TMDL Program/SLRP will be scarce as a result of the current economic climate and budget problems at federal, state, and local levels. Therefore, it is extremely important to develop regulations that encourage environmentally beneficial redevelopment and the associated implementation of water quality improvements, as well as evaluate the feasibility of developing a local funding source.

TMDL Coordination

One of the primary components of TMDL/SLRP implementation includes advanced road operations (or street sweeping) to reduce the amount of fine sediment from entering the Lake. In addition to Douglas County and NDOT, there are 11 GIDs and four HOAs responsible for maintaining streets in Douglas County. In most cases, these smaller entities do not have the resources or financial capability of implementing advanced road operations independently. Thus, the NTCD and County are currently discussing the idea of creating a TMDL Cooperative to implement advanced road operations.

Housing

Douglas County needs to utilize the information in Chapter 4, *Housing Element*, which includes recommendations to address housing needs in the Tahoe Planning Area, to encourage the TRPA to develop policies and programs that support the development of affordable housing and mixed-use town centers with a variety of housing options. TRPA is undertaking a regional housing needs assessment with the objective of revising regional policies to better address an unmet need for affordable and moderate income housing. Douglas County will work with TRPA through this process to ensure changes to regional policies are coordinated with Chapter 4, *Housing Element.*

Economy

Douglas County needs to continue to work to address issues raised in the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan, as discussed in Chapter 9, *Economic Development Element.*

Transportation

The South Shore Area Plan was developed around the South Shore Community Revitalization Project (Loop Road). Although it is discussed in the Compact and has been in the planning process for over 20 years, this project has yet to move forward as a result of lack of funding and support from residents and business owners impacted by the project in the City of South Lake Tahoe. In order to encourage the redevelopment of the built environment and walking and biking in the South Shore Area Plan, Douglas County plans to continue to work with the TMPO/TDD, NDOT, and City of South Lake Tahoe to explore alternative designs, secure funding, and implement the project.

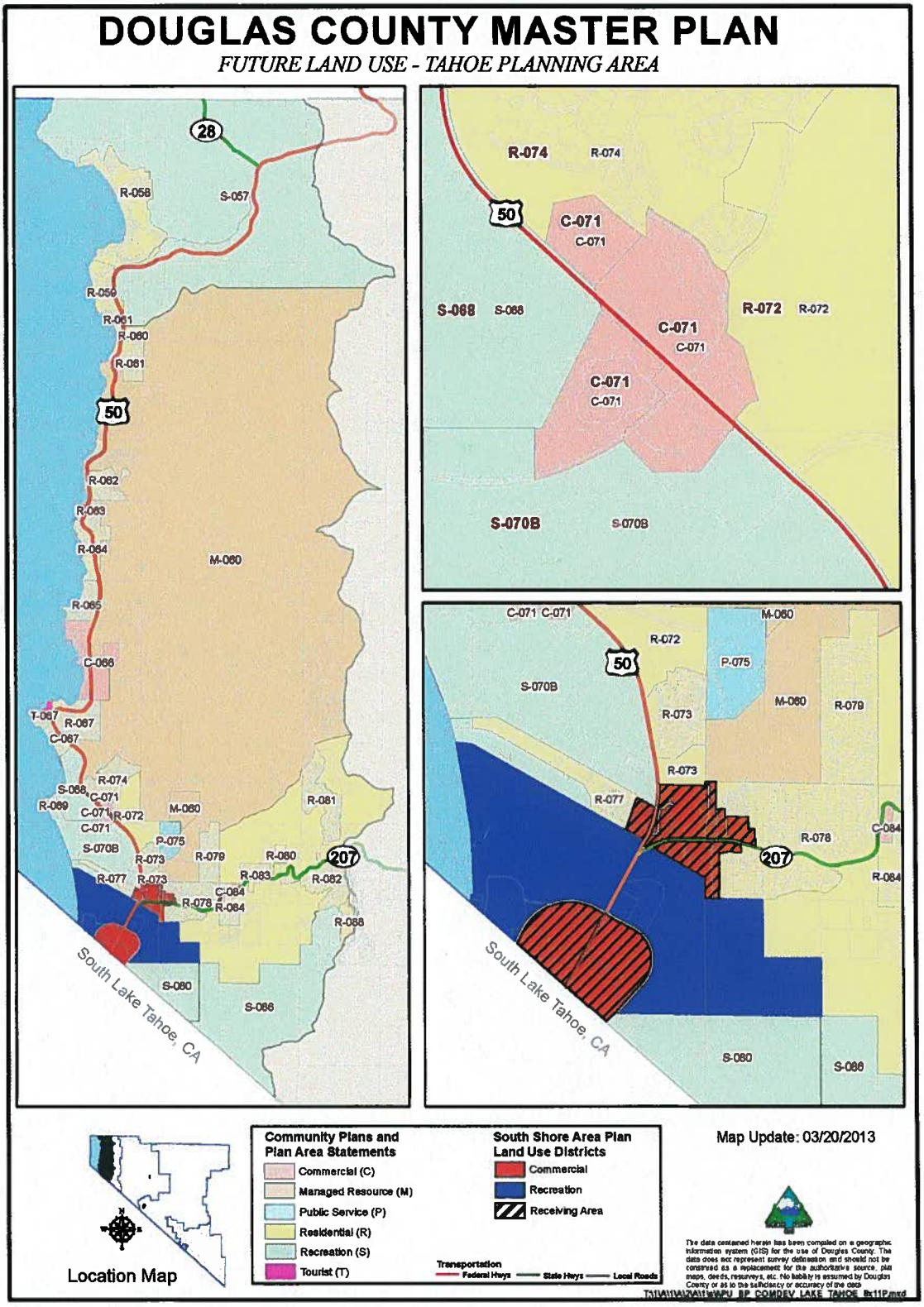
Tahoe Planning Area Future Land Use Map

Figure 2.14 lists the Douglas County Community Plan (Round Hill) and Plan Area Statements still in effect. Plan Area Statements 070A (Edgewood) and 080 (Kingsbury Drainage) have not been deleted because portions of the Plan Area Statements are still in effect. Map 2.32 is the future land use map for the Tahoe Planning Area and includes the new land use districts for the South Shore Area Plan.

Figure 2.14
Tahoe Planning Area Community Plan and Plan Area Statements

CP/PAS#	Community Plan/ Plan Area Statement	Land Use
57	Spooner Lake	Recreation
58	Glenbrook	Residential
59	Shakespeare Point	Residential
60	Genoa Peak	Conservation
61	Logan Creek	Residential
62	Cave Rock	Residential
63	Lincoln	Residential
64	Lakeridge	Residential
65	Skyland	Residential
66	Zephyr Cove	Recreation
67	Marla Bay/Zephyr Heights	Residential
68	Round Mound	Recreation
69	Elk Point	Residential
070A	Edgewood	Recreation
070B	Rabe	Recreation
71	Round Hill CP	Commercial/Public
72	Round Hill/Tahoe Dempsey	Residential
73	Lake Village	Residential
74	Round Hill/ Residential	Residential
75	Douglas County SID	Service
77	Oliver Park	Residential
78	Middle Kingsbury	Residential
79	Chimney Rock	Residential
80	Kingsbury Drainage	Conservation
81	Kingsbury Village	Residential
82	Upper Kingsbury	Residential
83	Kingsbury Heights	Residential
84	Palisades	Residential
86	Heavenly Valley (NV)	Recreation
88	Tahoe Village	Residential

Map 2.32
Tahoe Planning Area Future Land Use Map



Tahoe (T) Planning Area Goals, Policies, and Actions

The following goals, policies, and actions serve as a guide for moving forward with addressing issues and implementing identified projects and programs:

T Goal 1	**To coordinate with the TRPA in achieving mutual objectives and simplify the development review process.**
T Action 1.1	Douglas County, in coordination with TRPA, shall develop an Area Plan that covers the entire Tahoe Planning Area.
T Action 1.2	Douglas County shall enter into a Memorandum of Understanding (MOU) with TRPA to take over additional permitting responsibilities in the Tahoe Planning Area.
T Action 1.3	Douglas County shall encourage TRPA to develop a technical working group to improve the predictability and effectiveness of the TRPA Code of Ordinances.
T Action 1.4	Douglas County shall coordinate with TRPA to develop a regional housing needs assessment and implementing policies and programs.
T Goal 2	**To continue to participate in efforts to improve the clarity of Lake Tahoe and surrounding environment.**
T Policy 2.1	Douglas County shall continue to implement projects identified in the Environmental Improvement Program (EIP).
T Policy 2.2	Douglas County shall consider opportunities for SEZ restoration in all public and private redevelopment projects that contain disturbed SEZ.
T Policy 2.3	Douglas County shall consider opportunities for coverage reduction in all public and private redevelopment projects within Centers.
T Policy 2.4	Douglas County shall support efforts by the NTCD to secure funding For BMP technical assistance and education.
T Policy 2.5	Douglas County shall work with the NTCD to focus BMP enforcement and compliance efforts in high loading areas with connectivity to Lake Tahoe identified in the SLRP.
T Action 2.1	Douglas County shall continue to work with NDEP, NTCD, GIDs, and other stakeholders on the development and implementation of the Stormwater Load Reduction Plan, the Plan to implement the Lake Tahoe Total Maximum Daily Load (August 2011).

T Action 2.2 Douglas County shall participate with the NTCD, NDOT, GIDs, and HOAs to develop a stormwater management collaborative to implement projects and programs identified in the SLRP.

T Action 2.3 Douglas County shall work with the NTCD and property owners in the lower Kingsbury area to develop an area wide water quality improvement project.

T Action 2.4 Douglas County shall move forward with an Area Plan amendment to incorporate the SLRP within six months of the adoption of the SLRP by NDEP.

T Action 2.5 Douglas County shall participate in the TRPA BMP Compliance Subcommittee and consider moving forward with actions identified by the Sub-Committee to increase BMP compliance.

T Action 2.6 Douglas County shall work with the NTCD to develop a strategy to address BMP enforcement, compliance, and maintenance.

T Goal 3 **To develop public-private partnerships in order to promote environmental redevelopment, expand recreational opportunities, and achieve Tahoe Revitalization.**

T Policy 3.1 Douglas County shall encourage TRPA to adopt goals, policies, and regulations that encourage the environmental redevelopment of the built environment.

T Policy 3.2 Douglas County shall continue to participate in programs and projects identified in the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan.

T Action 3.1 Douglas County shall explore the feasibility of developing a Tax Increment Financing (TIF) or Tax Increment Area (TIA) to fund public improvements within the South Shore Area Plan and surrounding area.

T Goal 4 **To encourage alternative modes of transportation in order to reduce vehicle miles traveled (VMT) and improve the Lake Tahoe experience.**

T Policy 4.1 Sidewalks and landscaping shall be required for all new and expanded uses.

T Policy 4.2 Pedestrian linkages between parking lots shall be provided to reduce VMT.

T Action 4.1 Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway (Tahoe Lakeview Trail) Project.

T Action 4.2 Douglas County shall participate with the TMPO, Tahoe Transportation District, Federal Highway Administration, NDOT, City of South Lake Tahoe, Caltrans, and Nevada State Parks in the planning and implementation of the South Shore Community Revitalization Project (Loop Road).

T Action 4.3 Douglas County shall explore the feasibility of acquiring an easement and constructing a pedestrian/bike path through the Edgewood Mountain parcel, from Market Street to the Van Sickle Bi-State Park, to encourage the use of alternative modes of transportation and reduce VMT.

T Action 4.4 Douglas County shall develop a wayfinding signage program to encourage walking, biking, and transit use.

T Goal 5 **Enhance the aesthetic character if the built environment to preserve and compliment the natural environment.**

T Policy 5.1 The area adjoining Highway 50 should be maintained as a scenic view corridor.

T Policy 5.2 The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site.

T Policy 5.3 Utilities shall be placed underground along scenic corridors and throughout the Tahoe Planning Area.

T Policy 5.4 Maximize views of the Lake and surrounding mountain ridgelines from Highway 50 and public gathering places through appropriate site and building design.

T Action 5.4 Douglas County shall work with TRPA and business owners to improve the appearance of signage.

T Goal 6 **To retain special policies from the Community Plans and Plan Area Statements in the Area Plan.**

T Policy 6.1 Public recreation uses and health and wellness uses shall be the primary uses on the Kahle Community Center site.

T Policy 6.2 The area east of Shady Lane shall remain an industrial area.

T Policy 6.3 The 250 TAUs allowed on the Edgewood Golf Course site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

Appendix A

SSAP Boundary Map

Source: Douglas County 2013

South Shore Area Plan Boundaries

Appendix B

Summary of Proposed SSAP Land Use Changes

Table B-1 PAS 070A - Summary of Use Changes Associated with Implementation of the SSAP								
Use	Areas Outside Special Area #1, but within SSAP				Special Area #1			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS/CP (C-070A SA1)	SSAP(T-R)			PAS/CP (R-070A)	SSAP(T-R)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL								
Employee housing					X	X		
Multiple-family dwelling					X	X		
Single-family dwelling (includes condominiums)	X	X						X
TOURIST ACCOMMODATION								
Bed and breakfast facilities					X	X		
Hotel, motel, and other transient dwelling units					X	X		
Time sharing (hotel/motel design)					X	X		
Time sharing (residential design)					X	X		
COMMERCIAL								
Retail								
Eating and drinking places	X	X			X	X		
Retail and personal service[1]					X	X		
Entertainment								
Amusements and recreation services					X	X		
Privately owned assembly and entertainment					X	X		
Services								
Schools - preschools					X		X	
PUBLIC SERVICE								
General								
Cultural facilities					X	X		
Day care centers/pre-schools					X	X		
Local assembly and entertainment					X	X		
Public health and safety facilities	X	X			X	X		
Public owned assembly and entertainment					X	X		
Public utility centers	X	X						X
Schools - kindergarten through secondary	X		X					
Threshold related research facilities								X
Linear Public Facilities								
Pipelines and power transmission	X	X			X	X		
Transit stations and terminals	X	X			X	X		

Table B-1 PAS 070A - Summary of Use Changes Associated with Implementation of the SSAP

Use	Areas Outside Special Area #1, but within SSAP				Special Area #1			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS/CP (C-070A SA1)	SSAP(T-R)			PAS/CP (R-070A)	SSAP(T-R)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Transmission and receiving facilities	X	X						X
Transportation routes	X		X		X		X	
RECREATION								
Beach recreation	X	X			X	X		
Boat launching facilities					X	X		
Campground, developed[2]					X	X		
Campground, undeveloped					X	X		
Cross country ski courses	X	X			X	X		
Day use areas	X	X			X	X		
Golf courses	X	X			X	X		
Group facilities	X	X			X	X		
Marinas	X	X						X
Outdoor recreation concessions	X	X			X	X		
Participant sports facilities	X	X			X	X		
Recreation centers					X		X	
Riding and hiking trails				X	X	X		
Snowmobile courses	X	X						X
Sport assembly					X	X		
Visitor Information Center					X		X	
RESOURCE MANAGEMENT								
Management								
Resource protection, restoration, and management[3]	X	X			X	X		

Other Considerations: Additional limitations regarding uses are set forth in footnotes to the table in Section 20.703.090 of the proposed Douglas County Code.

Notes:

[1] Includes food and beverage retail sales and general merchandise stores that were previously allowed.

[2] Consolidated to include recreational vehicle parks.

[3] Change in name only; consolidates uses allowed in all areas of the region. Specifically: reforestation, sanitation salvage cut, special cut, thinning, nonstructural fish habitat management, nonstructural wildlife habitat management, structural fish habitat management, structural wildlife habitat management, open space, fire detection and suppression, fuels treatment management, insect and disease suppression, prescribed fire/burning management, sensitive plant management, uncommon plant community management, erosion control, and runoff control.

Source: Adapted by Ascent Environmental in 2013

Table B-2 PAS 080 - Summary of Use Changes Associated with Implementation of the SSAP								
Use	Areas Outside Special Area #2, but within SSAP				Special Area #2			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS/CP (R-080)	SSAP(T-RR)			PAS/CP (R-080 SA2)	SSAP(T-RR)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL								
Employee housing				X				X
Multiple-family dwelling				X				X
Multi-person dwelling				X				X
Raising domestic animals	X		X		X		X	
Single-family dwelling (includes condominiums)	X	X			X	X		
Summer home	X		X		X		X	
TOURIST ACCOMMODATION								
Bed and breakfast facilities				X				X
Hotel, motel, and other transient dwelling units				X				X
Time sharing (hotel/motel design)				X				X
Time sharing (residential design)				X				X
COMMERCIAL								
Retail								
Eating and drinking places				X				X
Outdoor retail sales				X				X
Retail and personal service				X				X
Entertainment								
Amusements and recreation services				X				X
Privately-owned assembly and entertainment				X				X
Wholesale/Storage								
Storage yards					X		X	
PUBLIC SERVICE								
General								
Cemetery	X		X					
Cultural facilities				X				X
Local assembly and entertainment				X				X
Public health and safety facilities[1]	X	X			X	X		
Schools - college				X				X

Table B-2 PAS 080 - Summary of Use Changes Associated with Implementation of the SSAP								
Use	Areas Outside Special Area #2, but within SSAP				Special Area #2			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS/CP (R-080)	SSAP(T-RR)			PAS/CP (R-080 SA2)	SSAP(T-RR)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Threshold related research facilities				X				X
Linear Public Facilities								
Pipelines and power transmission	X	X						X
Transmission and receiving facilities	X	X						X
Transportation routes	X	X						X
RECREATION								
Campground, developed[2]	X	X			X	X		X
Campground, undeveloped	X	X			X	X		
Cross country ski courses	X	X			X	X		
Day use areas	X	X			X	X		
Downhill ski facilities				X				X
Equestrian stables[3]	X	X						X
Golf courses				X				X
Group facilities	X	X			X	X		
Off-road vehicle courses	X	X			X	X		
Outdoor recreation concessions				X				X
Participant sports facilities				X				X
Recreation centers				X				X
Riding and hiking trails	X	X			X	X		
Rural sports	X		X		X		X	
Snowmobile courses	X	X			X	X		
Sport assembly				X				X
Visitor information centers				X				X
RESOURCE MANAGEMENT								
Management								
Resource protection, restoration, and management[4]	X	X			X	X		

Notes:
1 Change in name only; consolidates local and regional facilities. Regional facilities only allowed in special area #2 under existing conditions.
2 Change in name only; changes RV Park to Campground, developed.
3 Change in name only; equestrian stables and facilities are allowed under TRPA's definition of rural sports. County's use definition limits the use beyond what is currently allowed.
4 Change in name only. Consolidates uses allowed in all areas of the region. Specifically: reforestation, sanitation salvage cut, special cut, thinning, timber stand improvement, tree farms, early successional vegetation management, nonstructural fish habitat management, nonstructural wildlife habitat management, structural fish habitat management, structural wildlife habitat management, farm/ranch accessory structures, grazing, range improvement, range pasture management, open space, fire detection and suppression, fuels treatment management, insect and disease suppression, prescribed fire/burning management, sensitive plant management, uncommon plant community management, erosion control, and runoff control.
Source: Adapted by Ascent Environmental 2013

Table B-3 Stateline Community Plan - Summary of Use Changes Associated with Implementation of the SSAP				
USE	Existing Conditions	Project Conditions		
	PAS/CP (C-89A SL)	SSAP (T-T/HDT)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL				
Employee housing	X	X		
Multiple-family dwelling				X
Multi-person dwelling				X
Single-family dwelling (includes condominiums)				X
TOURIST ACCOMMODATION				
Bed and breakfast facilities	X		X	
Hotel, motel, and other transient dwelling units	X	X		
Time sharing (hotel/motel design)	X	X		
Time sharing (residential design)	X	X		
COMMERCIAL				
Retail				
Eating and drinking places	X	X		
Outdoor retail sales	X	X		
Retail or personal service facility[1]	X	X		
Service stations	X	X		
Entertainment				
Amusements and recreation services	X	X		
Gaming-non restricted	X	X		
Outdoor amusements	X	X		
Privately owned assembly and entertainment	X	X		
Services				
Business support services				X
Health care services				X
Professional offices [2]	X	X		
Secondary storage	X		X	
Wholesale/Storage				
Vehicle storage & parking	X	X		
PUBLIC SERVICE				
General				
Collection stations	X	X		
Cultural facilities	X	X		
Day care centers/pre-schools	X	X		
Local assembly and entertainment	X	X		
Post office	X	X		
Public health and safety facilities[3]	X	X		
Public owned assembly and entertainment	X	X		
Religious assembly	X	X		
Schools - college				X
Threshold related research facilities				X
Linear Public Facilities				
Pipelines and power transmission	X	X		

Table B-3 Stateline Community Plan - Summary of Use Changes Associated with Implementation of the SSAP				
USE	Existing Conditions	Project Conditions		
	PAS/CP (C-89A SL)	SSAP (T-T/HDT)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Transit stations and terminals	X	X		
Transmission and receiving facilities	X	X		
Transportation routes	X	X		
RECREATION				
Campground, developed[4]	X	X		
Cross country ski courses	X		X	
Day use areas	X	X		
Group Facilities				X
Outdoor recreation concessions	X	X		
Participant sports facilities	X	X		
Recreation centers	X	X		
Riding and hiking trails	X	X		
Rural sports	X		X	
Snowmobile courses	X		X	
Sport assembly	X	X		
Visitor information centers	X	X		
RESOURCE MANAGEMENT				
Management				
Resource protection, restoration, and management[5]	X	X		

Notes:
[1] Change in name only; consolidates food and beverage retail sales and general merchandise stores.
[2] Change in name only; now includes broadcasting offices and financial services, and personal services.
[3] Consolidated local and regional facilities into one expanded definition.
[4] Change in name only; recreational vehicle parks already an allowed use.
[5] Change in name only. Consolidates uses allowed in all areas of the region. Specifically: reforestation, sanitation salvage cut, thinning, timber stand improvement, early successional vegetation management, nonstructural fish habitat management, nonstructural wildlife habitat management, structural fish habitat management, structural wildlife habitat management, open space, fire detection and suppression, fuels treatment management, insect and disease suppression, prescribed fire/burning management, sensitive plant management, uncommon plant community management, erosion control, and runoff control.
Source: Adapted by Ascent Environmental in 2013.

Table B-4 Kingsbury Community Plan - Summary of Use Changes Associated with Implementation of the SSAP

Use Name	Special Area #1				Special Area #2				Special Area #3				Special Area #4			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions			Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS/CP (C-076-KB SA1)	SSAP (T-MU/TC)			PAS/CP (C-076-KB SA2)	SSAP (T-MU/TC)			PAS/CP (C-076-KB SA3)	SSAP (T-MU/TC)			PAS/CP (C-076-KB SA4)	SSAP (T-MU/TC)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
RESIDENTIAL																
Employee housing				X	X	X			X	X			X	X		
Mobile home dwelling				X				X				X				X
Multiple-family dwelling				X	X	X			X	X			X	X		
Multi-person dwelling				X				X				X				X
Nursing and personal care				X	X	X						X				X
Residential care				X	X	X						X				X
Single-family dwelling (includes condominiums)				X	X	X						X				X
TOURIST ACCOMMODATION																
Bed and breakfast facilities	X	X			X	X						X				X
Hotel, motel, and other transient dwelling units	X	X			X	X						X				X
Time sharing (hotel/motel design)	X	X			X	X						X				X
Time sharing (residential design)	X	X			X	X						X				X
COMMERCIAL																
Retail																
Auto, mobile home and vehicle dealers					X		X						X		X	
Eating and drinking places	X	X			X	X						X	X	X		
Nursery				X	X	X						X	X	X		
Outdoor retail sales				X	X	X						X	X	X		
Retail or personal service facility[1,2]	X	X			X	X						X	X	X		
Service stations	X	X			X	X						X	X	X		
Entertainment																
Amusements and recreation services	X	X			X	X						X	X	X		
Gaming-non restricted	X	X						X				X				X
Outdoor amusements	X	X			X	X						X	X	X		
Privately owned assembly and entertainment	X	X			X	X						X	X	X		
Services																
Animal services				X	X	X						X	X	X		
Business support services				X	X	X						X	X	X		
Health care services	X	X			X	X						X	X	X		
Laundries and dry cleaning plant				X				X				X	X	X		
Professional offices	X	X			X	X						X	X	X		
Schools - business and vocational	X	X			X	X						X	X	X		

Table B-4 Kingsbury Community Plan - Summary of Use Changes Associated with Implementation of the SSAP

Use Name	Special Area #1				Special Area #2				Special Area #3				Special Area #4			
	Existing Conditions	Project Conditions			Existing Conditions	Project Conditions			Existing Conditions	Project Conditions			Existing Conditions	Project Conditions		
	PAS/CP (C-076-KB SA1)	SSAP (T-MU/TC)			PAS/CP (C-076-KB SA2)	SSAP (T-MU/TC)			PAS/CP (C-076-KB SA3)	SSAP (T-MU/TC)			PAS/CP (C-076-KB SA4)	SSAP (T-MU/TC)		
	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use	Permitted Use	Permitted Use to Continue	Use Eliminated	New Use
Light Industrial [1]																
Food and kindred products				X				X				X	X	X		
Fuel and ice dealers													X		X	
Industrial services[3]				X				X				X	X	X		
Small scale manufacturing				X				X				X	X	X		
Wholesale/Storage																
Storage yards				X				X				X	X	X		
Vehicle and freight terminals				X				X				X	X	X		
Vehicle storage & parking	X	X			X	X			X	X			X	X		
Warehousing				X				X				X	X	X		
Wholesale and distribution													X		X	
PUBLIC SERVICE																
General																
Cemetery					X		X									
Collection stations	X	X			X	X			X	X			X	X		
Cultural facilities	X	X			X	X			X	X			X	X		
Day care centers/pre-schools	X	X			X	X			X	X			X	X		
Government offices and facilities	X	X			X	X			X	X			X	X		
Hospitals	X	X			X	X						X				X
Local assembly and entertainment	X	X			X	X			X	X			X	X		
Membership organizations	X	X			X	X			X	X			X	X		
Post office	X	X			X	X			X	X			X	X		
Public health and safety facilities[4]	X	X			X	X			X	X			X	X		
Public owned assembly and entertainment	X	X			X	X			X	X						X
Public utility centers				X				X				X	X	X		
Religious assembly	X	X			X	X						X	X	X		
Schools – college					X		X									
Schools - kindergarten through secondary				X	X	X						X	X	X		
Social service organizations	X	X			X	X			X	X			X	X		
Threshold related research facilities	X	X			X	X			X	X			X	X		
Linear Public Facilities																
Pipelines and power transmission	X	X			X	X			X	X			X	X		
Transit stations and terminals	X	X			X	X			X	X			X	X		
Transmission and receiving facilities	X	X			X	X			X	X			X	X		
Transportation routes	X	X			X	X			X	X			X	X		