Attachment H

Area Plan Finding of Conformance Checklist for South Shore Area Plan

Area Plan Name: South Shore Area Plan for Douglas County, Nevada
Lead Agency: Douglas County, Nevada
Submitted to TRPA: June 10, 2013
TRPA File No:
Lead Agency Area Plan Approval Date:
APC Hearing Date: July 10, 2013
Governing Board Hearing Date: July 24, 2013
Appeal Deadline:
MOU Approval Deadline:
Geographic Area and Description: Properties along Highway 50 from the California-Nevada Stateline to the lower Kingsbury area, within Douglas County, Nevada.
Land Use Classifications Included in Area Plans: Recreation, Resort Recreation, Mixed-Use/Town Center, and Tourist/High Density Tourist District as shown on Map 1, Conceptual Regional Land Use Map
Alternative Development Specific Standards:

Contents of Area Plans	Code	Conformance
General An Area Plan shall consist of applicable policies, maps, ordinances, and any other related materials identified by the lead agency, sufficient to demonstrate that these measures, together with TRPA ordinances that remain in effect, are consistent with and conform to TRPA's Goals and Policies and all other elements of the Regional Plan. In addition to this Section 13.5, additional specific requirements for the content of Area Plans are in subsection 13.6.5.A. The Memorandum of Understanding (MOU) that is associated with an approved Area Plan is a separate, but related, approval and is not part of the Area Plan.	13.5.1	X Yes ☐No ☐N/A
Notes: The following documents have been updated/adopted to implement the South Shore Area Plan: 1. **Douglas County Master Plan, Land Use Element, Tahoe Planning Area** – The Tahoe Planning Area, one of five planning areas within the Land Use Element of the Master Plan, has been updated. The Tahoe Planning Area adopts the 2012 TRPA Regional Plan by reference, provides background information, current conditions (including the		

County's progress in implementing Best Management Practices (BMPs), Environmental Improvement Program (EIP) projects, and the development of the Stormwater Load Reduction Plan (SLRP), and maps, such as coverage, transportation, and recreation, establishes new land use districts compatible with Map 1, Conceptual Regional Land Use Map, in the TRPA Regional Plan, identifies issues, and provides new goals, policies, and actions to implement the South Shore Area Plan.

2. **Tahoe Area Plan Regulations** – The Douglas County Development Code, Title 20, has been updated to include a new Chapter 20.703, Tahoe Area Plan Regulations, establishing new zoning districts and standards to implement an Area Plan, starting with the South Shore Area Plan.
3. **South Shore Design Standards and Guidelines** – Design Standards and Guidelines have been developed for the South Shore to encourage the environmental redevelopment of the built environment and to help bring the area into Scenic Threshold Attainment.

The Master Plan, Tahoe Area Plan Regulations, and South Shore Design Standards and Guidelines have been developed to implement the TRPA Regional Plan and meet the requirements of Chapter 13, *Area Plans*, of the TRPA Code of Ordinances.

Relationship to Other Sections of the Code This section is intended to authorize development and design standards in Area Plans that are different than otherwise required under this Code. In the event of a conflict between the requirements in this section and requirements in other parts of the Code, the requirements in this section shall apply for the purposes of developing Area Plans.	13.5.2	X Yes ☐No ☐N/A

Notes: The purpose and intent of Section 13.3.2 of the TRPA Code of Ordinances is recognized in the Tahoe Area Plan Regulations, Section 20.703.040 C, which states:

C. All regulations in the TRPA Code of Ordinances shall remain in effect unless superseded by the provisions of an Area Plan.

Development and Community Design Standards for Area Plans		
Area Plans shall have development standards that are consistent with those in Table 13.5.3-1.		
Maximum Building Height	**Code**	**Conformance**
Area Plans shall have development standards that are consistent with those in Table 13.5.3-1.		
Outside of Centers building height standards consistent with Code Section 37.4	13.5.3	X Yes ☐No ☐N/A
Notes: Building heights are consistent with Section 37.4. Refer to Tahoe Area Plan Regulations (Section 20.703.080) and the South Shore Design Standards and Guidelines (Section 4) for height requirements.		
Within Town Centers up to 4 stories (56 ft.) maximum	13.5.3	X Yes ☐No ☐N/A
Notes: The maximum height in the Mixed-Use (MU)/Town Center (TU) Overlay zoning district (lower Kingsbury area) is 56 feet. Refer to Tahoe Area Plan Regulations (Section 20.703.080) and the South Shore Design Standards and Guidelines (Section 4) for height requirements.		
Within the Regional Center up to 6 stories (95 ft.) maximum	13.5.3	☐Yes ☐No X N/A
Notes: There are no Regional Centers in Douglas County.		
Within the High-Density Tourist District up to 197 feet maximum	13.5.3	X Yes ☐No ☐N/A
Notes: The maximum height for replacement structures in the Tahoe-Tourist (T-T)/High Density Tourist (HDT) Overlay zoning district is 197 feet for replacement structures (towers). Eighty percent of structures fronting Hwy 50 are restricted to 56 feet in height. All other structures cannot exceed a maximum of 95 feet. Refer to Tahoe Area Plan Regulations (Section 20.703.080) and the South Shore Design Standards and Guidelines (Section 4) for height requirements.		
Density	**Code**	**Conformance**
Single Family Dwelling consistent with Code Section 31.3	13.5.3	X Yes ☐No ☐N/A
Notes: The densities proposed in the Tahoe Area Plan Regulations (Section 20.703.080) do not exceed the densities established in the TRPA Code of Ordinances.		
Multiple-Family Dwelling outside of Centers consistent with Code Section 31.3	13.5.3	X Yes ☐No ☐N/A
Notes: The densities proposed in the Tahoe Area Plan Regulations (Section 20.703.080) do not exceed the densities established in the TRPA Code of Ordinances, Section 13.4.3.		
Within Centers Multi-Family Dwelling **Residential 25 units/acre maximum** **Tourist 40 units/acre maximum**	13.5.3	X Yes ☐No ☐N/A
Notes: The densities proposed in the Tahoe Area Plan Regulations (Section 20.703.080) do not exceed the densities established in the TRPA Code of Ordinances, Section 13.4.3.		
Land Coverage	**Code**	**Conformance**
Land coverage consistent with Section 30.4 of the TRPA Code	13.5.3	X Yes ☐No ☐N/A
Notes: Land coverage must comply with Section 30.4 of the TRPA Code of Ordinances. Refer to Tahoe Area Plan Regulations (Section 20.703.080).		
Alternative Comprehensive Coverage Management	13.5.3.B.1	☐ Yes ☐No XN/A

System (see below)		
Notes: An Alternative Comprehensive Coverage Management System, per Section 13.5.3.B.1, is not being proposed. However, policies have been included in the Master Plan that require the County to consider opportunities for SEZ restoration in all public and private redevelopment projects that contain disturbed SEZ and consider opportunities for coverage reduction in all public and private redevelopment projects within Centers (see T Policy 2.2 and 2.3).		
Complete Streets	**Code**	**Conformance**
Area Plan conforms to Section 36.5 of the Code of Ordinances.	13.5.3	X Yes ☐No ☐N/A
Notes: The Shore Design Standards and Guidelines provide site design standards (See Section 2) that meet or exceed the site design standards in Section 36.5., *Site Design Standards*, in the TRPA Code of Ordinances.		
Within Centers plan for sidewalks, trails, and other pedestrian amenities providing safe and convenient non-motorized circulation within Centers, as applicable, and incorporation the Regional Bike and Pedestrian Plan	13.5.3	X Yes ☐No ☐N/A
Notes: The Tahoe Area Plan Regulations and South Shore Design Standards and Guidelines (refer to Section 2) require sidewalks, trails, and other pedestrian amenities to provide safe and convenient non-motorized circulation within and around Centers. Douglas County also adopted the Regional Transportation Plan and Regional Bike and Pedestrian Plan with the 2011 Master Plan (refer to the Transportation Element). The Master Plan, Land Use Element, Tahoe Planning Area, includes a South Shore Area Plan Bike and Pedestrian Plan (Map 2. 29) that reflects existing and planned bike paths, trails, and sidewalks within the South Shore Area Plan.		
Alternative Development Standards and Guidelines Authorized in Area Plans		
Comprehensive Coverage Management Systems	**Code**	**Conformance**
An Area Plan may propose a comprehensive coverage management system as an alternative to the parcel-level coverage requirements outlined in Sections 30.4.1 and 30.4.2, provided that the alternative system shall: 1) reduce the total coverage and not increase the cumulative base allowable coverage in the area covered by the comprehensive coverage management system; 2) reduce the total amount of coverage and not increase the cumulative base allowable coverage in Land Capability Districts 1 and 2; and 3) not increase the amount of coverage otherwise allowed within 300 feet of high water of Lake Tahoe (excluding those areas landward of Highways 28 and 89 in Kings Beach and Tahoe City Town Centers within that zone). For purposes of this provision, "total" coverage is the greater of existing or allowed coverage.	13.5.3.B.1	☐Yes ☐No XN/A
Notes: A comprehensive coverage management system per Section 13.5.3.B.1 is not being proposed. However, policies have been included in the Master Plan that require the County to consider opportunities for SEZ restoration in all public and private redevelopment projects that		

contain disturbed SEZ and consider opportunities for coverage reduction in all public and private redevelopment projects within Centers (see T Policy 2.2 and 2.3).		
Alternative Parking Strategies	**Code**	**Conformance**
Area Plan includes shared or area-wide parking strategies to reduce land coverage and make more efficient use of land for parking and pedestrian uses. Shared parking strategies may consider and include the following. o Reduction or relaxation of minimum parking standards; o Creation of maximum parking standards; o Shared parking; o In-lieu payment to meet parking requirements; o On-street parking; o Parking along major regional travel routes; o Creation of bicycle parking standards; o Free or discounted transit; o Deeply discounted transit passes for community residents; and o Paid parking management	13.5.3.B.2	X Yes ☐No ☐N/A
Notes: Alternative parking strategies are included in the Tahoe Area Plan Regulations (refer to Section 20.703.150).		
Area-wide Water Quality Treatments and Funding Mechanisms	**Code**	**Conformance**
Area Plan includes water quality treatments and funding mechanisms in lieu of certain site-specific BMPs, subject to the following requirements. o Area-wide BMPs shall be shown to achieve equal or greater effectiveness and efficiency at achieving water quality benefits to certain site-specific BMPs and must infiltrate the 20-year, one-hour storm; o Plans should be developed in coordination with TRPA and applicable state agencies, consistent with applicable TMDL requirements; o Area-wide BMP project areas shall be identified in Area Plans and shall address both installation and ongoing maintenance; o Strong consideration shall be given to areas connected to surface waters; o Area-wide BMP plans shall consider area-wide and parcel level BMP requirements as an integrated system; o Consideration shall be given to properties that have already installed and maintained parcel-level BMPs, and financing components or area-wide BMP plans	13.5.3.B.3	X Yes ☐No ☐N/A

shall reflect prior BMP installation in terms of the charges levied against projects that already complied with BMP requirements with systems that are in place and operational in accordance with applicable BMP standards. o Area-wide BMP Plans shall require that BMPs be installed concurrent with development activities. Prior to construction of area-wide treatment facilities, development projects shall either install parcel-level BMPs or construct area-wide improvements.		
Notes: The Stateline Stormwater Association, formed by the Stateline Regional Stormwater Treatment Disposal System Agreement (Document No. 405734), currently provides area-wide water quality treatment for properties within the existing casino core and Edgewood properties, under a Nevada Division of Environmental Protection (NDEP) permit. The formation of this area wide water quality improvement project was a requirement of the 1993 Stateline Community Plan. Improvements to this system will be made with the Edgewood Lodge and Golf Course Improvement Project. Future redevelopment within the casino core will tie into this system and can improve the system by including water quality improvements to treat stormwater before it reaches the ponds on the Golf Course. Lower Kingsbury has been identified as an area that might be appropriate for an area wide-water quality improvement project. Parcel-level BMPs will be required until an area wide water quality improvement project has been installed in lower Kingsbury. Additional water quality projects within the South Shore Area Plan will be added to the EIP list as part of the SLRP.		
Alternative Transfer Ratios for Development Rights	**Code**	**Conformance**
Within a Stream Restoration Plan Area as depicted in Map 1 in the Regional Plan, an Area Plan may propose to establish alternative transfer ratios for development rights based on unique conditions in each jurisdiction, as long as the alternative transfer ratios are determined to generate equal or greater environment gain compared to the TRPA transfer ratios set forth in Chapter 51: Transfer of Development.	13.5.3.B.4	☐Yes ☐No X N/A
Notes: There are no Stream Restoration Plan Areas identified on Map 1, Conceptual Regional Land Use Map, within Douglas County.		

Development Standards and Guidelines Encouraged in Area Plans	**Code**	**Conformance**
Urban Bear Strategy In Area Plans, lead agencies are encouraged to develop and enforce urban bear strategies to address the use of bear-resistant solid waste facilities and related matters.	13.5.3.C.1	☐Yes ☐No XN/A
Notes: Regulations regarding bears and bear-resistant solid waste facilities have already been adopted into Douglas County Code (refer to Title 6, *Animals*, Chapter 6.32, *Bear-proof*		

Collection Bins, Containers, and Structures).		
Urban Forestry In Area Plans, lead agencies are encouraged to develop and enforce urban forestry strategies that seeks to reestablish natural forest conditions in a manner that does not increase the risk of catastrophic wildfire.	13.5.3.C.2	☐Yes ☐No X N/A
Notes: An urban forestry plan is not being proposed with the South Shore Area Plan. New development will be required to install landscaping, in accordance with the Tahoe Area Plan Regulations (refer to Section 20.703.160) and South Shore Design Standards and Guidelines (refer to Section 3).		
Development on Resort Recreation Parcels In addition to recreation uses, an Area Plan may allow the development and subdivision of tourist, commercial, and residential uses on the Resort Recreation District parcels depicted on Map 1 of the Regional Plan and subject to the following conditions: o The parcels must become part of an approved Area Plan; o Subdivisions shall be limited to "air space condominium" divisions with no lot and block subdivisions allowed; o Development shall be transferred from outside the area designated as Resort Recreation; and o Transfers shall result in the retirement of existing development.	13.5.3.C.3	X Yes ☐No ☐N/A
Notes: The Tahoe Area Plan Regulations (Refer to Sections 20.703.060 and 20.703.250.J.) include the above restrictions for development on parcels designated as Resort Recreation on Map 1, Conceptual Regional Land Use Map.		

Community Design Standards		
To be found in conformance with the Regional Plan, Area Plans shall require that all projects comply with the design standards in this subsection. Area Plans may also include additional or substitute requirements not listed below that promote threshold attainment.		
Site Design	**Code**	**Conformance**

Development in All Areas All new development shall consider, at minimum, the following site design standards: o Existing natural features retained and incorporated into the site design; o Building placement and design that are compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy; o Site planning that includes a drainage, infiltration, and grading plan meeting water quality standards, and o Access, parking, and circulation that are logical, sage, and meet the requirements of the transportation element.	13.5.3.D.1.a	X Yes ☐No ☐N/A
Notes: The above design standards are addressed in the Tahoe Area Plan Regulations and South Shore Design Standards and Guidelines, as well as existing TRPA and Douglas County regulations.		
Development in Regional Center or Town Center In addition to the standards above, development in Town Centers or the Regional Center shall address the following design standards: o Existing or planned pedestrian and bicycle facilities shall connect properties within Centers to transit stops and the Regional Bicycle and Pedestrian network. o Area Plans shall encourage the protection of views of Lake Tahoe. o Building height and density should be varied with some buildings smaller and less dense than others. o Site and building designs within Centers shall promote pedestrian activity and provide enhanced design features along public roadways. Enhanced design features to be considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials along public roadways. o Area Plans shall include strategies for protecting undisturbed sensitive lands and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers.	13.5.3.D.1.b	X Yes ☐No ☐N/A
Notes: A response to each item is provided below:		

○ Existing or planned pedestrian and bicycle facilities shall connect properties within Centers to transit stops and the Regional Bicycle and Pedestrian network. Response: The Mixed-Use/Town Center (lower Kingsbury area) contains the Tahoe Transportation Center, transit stops, bike and pedestrian facilities, and recognizes the need to construct additional pedestrian and bike facilities consistent with the Regional Bicycle and Pedestrian Plan. ○ Area Plans shall encourage the protection of views of Lake Tahoe. Response: The South Shore Design Standards and Guidelines encourage the protection of views of Lake Tahoe (refer to Sections 2.1.12). ○ Building height and density should be varied with some buildings smaller and less dense than others. Response: The South Shore Design Standards and Guidelines require varied building height and density (refer to Sections 2. Site Layout and 4. Building Design). ○ Site and building designs within Centers shall promote pedestrian activity and provide enhanced design features along public roadways. Enhanced design features to be considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials along public roadways. Response: The South Shore Design Standards and Guidelines promote redevelopment within Centers to encourage pedestrian activity and provide enhanced design features along public roadways, including increased setbacks, stepped heights, increased building articulation, and quality building materials along public roadways (refer to Sections 2. Site Layout and 4. Building Design). ○ Area Plans shall include strategies for protecting undisturbed sensitive lands and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers. Response: The South Shore Design Standards and Guidelines include strategies for protecting undisturbed sensitive lands and, where feasible, establishing park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers (refer to Sections 2.1.18 and 2.7.5).		
Building Height ○ Area Plans may allow building heights up to the maximum limits in Table 13.5.3-1 of the Code of Ordinances ○ Building height limits shall be established to ensure that buildings do not project above the forest canopy, ridge lines, or otherwise detract from the viewshed. ○ Area Plans that allow buildings over two stories in height shall, where feasible, include provisions for transitional height limits or other buffer areas adjacent to areas not allowing buildings over two stories in height.	13.5.3.D.2	X Yes ☐No ☐N/A
Notes: Building height limits have been established in the Tahoe Area Plan Regulations (refer to Section 20.703.080) in accordance with Table 12.5.3-1 of the TRPA Code of Ordinances. The		

South Shore Design Standards and Guidelines also include provisions regarding building height and design (refer to Section 2. Site Layout and 4. Building Design).		
Building Design Standards shall be adopted to ensure attractive and compatible development. The following shall be considered: o Buffer requirements should be established for noise, snow removal, aesthetic, and environmental purposes. o The scale of structures should be compatible with existing and planned land uses in the area. o Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors. o Area Plans shall include design standards for building design and form. Within Centers, building design and form standards shall promote pedestrian activity.	13.5.3.D.3	X Yes ☐No ☐N/A
Notes: The South Shore Area Plan Design Standards and Guidelines address site layout and building design (refer to Section 2. Site Layout and 4. Building Design).		
Landscaping The following should be considered with respect to this design component of a project: o Native vegetation should be utilized whenever possible, consistent with Fire Defensible Space Requirements. o Vegetation should be used to screen parking, alleviate long strips of parking space, and accommodate stormwater runoff where feasible. o Vegetation should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture where feasible.	13.5.3.D.4	X Yes ☐No ☐N/A
Notes: The Tahoe Area Plan Regulations (refer to Section 20.703.160) require landscape and irrigation plans for all non-residential projects that comply with Chapter 20.694, *Landscape Standards*, of the Douglas County Development Code, except when in conflict with a TRPA provision, in which case the TRPA provision applies. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must also be used. The South Shore Design Standards and Guidelines also provide landscape standards (refer to Section 3. Landscape Design).		
Lighting Lighting increases the operational efficiency of a site. In	13.5.3.D.5	X Yes ☐No ☐N/A

determining the lighting for a project, the following should be required: o Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety, and should be consistent with the architectural design. o Exterior lighting should utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light. o Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well-placed, low-intensity lights. o Lights should not blink, flash, or change intensity except for temporary public safety signs.		
Notes: The Tahoe Area Plan Regulations (refer to Section 20.703.170) and the South Shore Design Standards and Guidelines (refer to Section 6. Lighting) include standards for exterior lighting in order to protect dark sky views, yet adequate to provide for public safety, requires cutoff shields and compatibility with neighborhood light levels, and prohibits lights that blink, flash, or change intensity, except for temporary public safety signs.		
Signing Area Plans may include alternative sign standards. For Area Plans to be found in conformance with the Regional Plan, the Area Plan shall demonstrate that the sign standards will minimize and mitigate significant scenic impacts and move toward attainment or achieve the adopted scenic thresholds for the Lake Tahoe region.	13.5.3.D.6	X Yes ☐No ☐N/A
Notes: The Tahoe Area Plan Regulations (refer to Section 20.703.180) and South Shore Design Standards and Guidelines (refer to Section 5. Signs) include provisions to improve the appearance of signage, allow for wayfinding signs to encourage walking and biking, and require master sign plans for redevelopment projects to create architectural consistency. The purpose of the new sign provisions is to help move the area into scenic threshold attainment.		
Signing In the absence of a Conforming Area Plan that addresses sign standards, the following policies apply, along with implementing ordinances: o Off-premise signs should generally be prohibited; way-finding and directional signage may be considered where scenic impacts are minimized and mitigated. o Signs should be incorporated into building design; o When possible, signs should be consolidated into clusters to avoid clutter. o Signage should be attached to buildings when possible; and o Standards for number, size, height, lighting, square	13.5.3.D.6	X Yes ☐No ☐N/A

footage, and similar characteristics for on-premise signs shall be formulated and shall be consistent with the land uses permitted in each district.		
Notes: The Tahoe Area Plan Regulations (refer to Section 20.703.180) and South Shore Design Standards and Guidelines (refer to Section 5. Sings) include signage standards that address the provisions of 13.4.3.D.6.		
Modification to Centers (Town Center, Regional Center and High Density Tourist District Boundary) When Area Plans propose modifications to the boundaries of a Center, the modification shall comply with the following: ○ Boundaries of Centers shall be drawn to include only properties that are developed, unless undeveloped parcels proposed for inclusion have either at least three sides of their boundary adjacent to developed parcels (for four-sided parcels), or 75 percent of their boundary adjacent to developed parcels (for non-four-sided parcels). For purposes of this requirement, a parcel shall be considered developed if it includes any of the following: 30 percent or more of allowed coverage already existing on site or an approved but unbuilt project that proposes to meet this coverage standard. ○ Properties included in a Center shall be less than ¼ mile from existing Commercial and Public Service uses. ○ Properties included in a Center shall encourage and facilitate the use of existing or planned transit stops and transit systems.	13.5.3.E	☐Yes ☐No ☒N/A
Notes: No modifications to a Center boundary are being proposed.		

Conformity Review Procedures For Area Plans		
Initiation of Area Planning Process by Lead Agency The development of an Area Plan shall be initiated by a designated lead agency. The lead agency may be TRPA or a local, state, federal, or tribal government. There may be only one lead agency for each Area Plan.	13.6.1	☒ Yes ☐No ☐N/A
Notes: Douglas County, in coordination with TRPA, developed the South Shore Area Plan.		
Initial Approval of Area Plan by Lead Agency **When TRPA is Not the Lead Agency** If the lead agency is not TRPA, then the Area Plan shall be approved by the lead agency prior to TRPA's review of the Area Plan for conformance with the Regional Plan under this section. In reviewing and approving an Area	13.6.2	☒ Yes ☐No ☐N/A

Plan, the lead agency shall follow its own review procedures for plan amendments. At a minimum, Area Plans shall be prepared in coordination with local residents, stakeholders, public agencies with jurisdictional authority within the proposed Area Plan boundaries, and TRPA staff. **When TRPA is the Lead Agency** If the lead agency is TRPA, the Area Plan shall require conformity approval under this section by TRPA only. No approval by any other government, such as a local government, shall be required.		
Notes: Douglas County, in coordination with TRPA, conducted public workshops to gather input on the South Shore Area Plan. The documents associated with the South Shore Area Plan were adopted by the Douglas County Board of Commissioners on _____, and forwarded to the TRPA for review and consideration.		
Review by Advisory Planning Commission The TRPA Advisory Planning Commission shall review the proposed Area Plan and make recommendations to the TRPA Governing Board. The commission shall obtain and consider the recommendations and comments of the local government(s) and other responsible public agencies, as applicable. jurisdictional authority within the proposed Area Plan boundaries, and TRPA staff.	13.6.3	X Yes ☐No ☐N/A
Notes: The TRPA APC must review the South Shore Area Plan and provide a recommendation to the TRPA Governing Board.		
Approval of Area Plan by TRPA For Area Plans initiated and approved by a lead agency other than TRPA, the Area Plan shall be submitted to and reviewed by the TRPA Governing Board at a public hearing. Public comment shall be limited to issues raised by the public before the Advisory Planning Commission and issues raised by the Governing Board. The TRPA Governing Board shall make a finding that the Area Plan, including all zoning and development Codes that are part of the Area Plan, is consistent with and furthers the goals and policies of the Regional Plan. This finding shall be referred to as a finding of conformance and shall be subject to the same voting requirements as approval of a Regional Plan amendment.	13.6.4	X Yes ☐No ☐N/A
Notes: The South Shore Area Plan will be submitted to the TRPA Governing Board for review and consideration.		
Findings of Conformance with the Regional Plan In making the general finding of conformance, the TRPA Governing Board shall make the general findings applicable to all amendments to the Regional Plan and Code set forth in		

Sections 4.5 and 4.6, and also the following specific review standards:		
General Review Standards For All Area Plans	**Code**	**Conformance**
The submitted Area Plan shall:		
Identify zoning designations, allowed land uses and development standards throughout the plan area.	13.6.5.A.1	X Yes ☐No ☐N/A
Notes: The Tahoe Area Plan Regulations identify zoning designations, allowed land uses, and development standards (refer to Sections 20.703.060 through 20.703.0130).		
Be consistent with all applicable Regional Plan policies, including but not limited to the regional growth management system, development allocations and coverage requirements.	13.6.5.A.2	X Yes ☐No ☐N/A
Notes: The Regional Plan Goals and Policies have been adopted by reference into the Douglas County Master Plan, Land Use Element – Tahoe Planning Area, and is therefore consistent with the Goals and Policies that pertain to the regional growth management system, development allocations and coverage requirements.		
Either be consistent with the Regional Land Use Map or recommend and adopt amendments to the Regional Land Use Map as part of an integrated plan to comply with Regional Plan policies and provide threshold gain.	13.6.5.A.3	X Yes ☐No ☐N/A
Notes: The Master Plan, Land Use Element, Tahoe Planning Area, includes new land use districts that were developed to be compatible with the land use districts in defined in the Regional Plan and reflected on Map 1, Conceptual Regional Land Use Map.		
Either be consistent with the Regional Land Use Map or recommend and adopt amendments to the Regional Land Use Map as part of an integrated plan to comply with Regional Plan policies and provide threshold gain.	13.6.5.A.4	X Yes ☐No ☐N/A
Notes: The Tahoe Planning Area Future Land Use Map and Zoning Map have been developed to be consistent with Map 1, Conceptual Regional Land Use Map.		
Recognize and support planned, new, or enhanced Environmental Improvement Projects. Area Plans may also recommend enhancements to planned, new, or enhanced Environmental Improvement Projects as part of an integrated plan to comply with Regional Plan Policies and provide threshold gain.	13.6.5.A.5	X Yes ☐No ☐N/A
Notes: The Master Plan, Land Use Element, Tahoe Planning Area, provides discussion on completed EIP projects, as well as future EIP projects that will be associated with the SLRP.		
Promote environmentally beneficial redevelopment and revitalization within town centers, regional centers and the High Density Tourist District.	13.6.5.A.6	X Yes ☐No ☐N/A
Notes: The main focus of the South Shore Area Plan is to promote environmentally beneficial redevelopment and revitalization within the Mixed-Use/Town Center (lower Kingsbury) and the High Density Tourist District.		
Preserve the character of established residential areas outside of town centers, regional centers and the High	13.6.5.A.7	X Yes ☐No ☐N/A

Density Tourist District, while seeking opportunities for environmental improvements within residential areas.		
Notes: There are no residential areas within the South Shore Area Plan. However, the Master Plan, Land Use Element, Tahoe Planning Area, provides discussion on residential areas outside of the South Shore Area Plan.		
Protect and direct development away from Stream Environment Zones and other sensitive areas, while seeking opportunities for environmental improvements within sensitive areas. Development may be allowed in disturbed Stream Environment zones within town centers, regional centers and the High Density Tourist District only if allowed development reduces coverage and enhances natural systems within the Stream Environment Zone.	13.6.5.A.8	X Yes ☐No ☐N/A
Notes: The Master Plan includes policy language requiring the County to consider opportunities for SEZ restoration in all public and private redevelopment projects that contain disturbed SEZ (refer to T Policy 2.2).		
Identify facilities and implementation measures to enhance pedestrian, bicycling and transit opportunities along with other opportunities to reduce automobile dependency.	13.6.5.A.9	☐Yes ☐No ☐N/A
Notes: One of the main priorities of the South Shore Area Plan is to provide pedestrian, bicycling and transit opportunities, as well as recreational opportunities, near the bed base, to reduce automobile dependency. The Regional Transportation Plan and Bicycle and Pedestrian Plan have both been adopted into the Douglas County Master Plan (refer to Transportation Element). A Recreation Map (refer to Map 2.30) has been provided to show the many recreational opportunities within and around the South Shore Area Plan, such as the Edgewood Golf Course and public beach, Nevada Stateline-to-Stateline Bikeway, Van Sickle Bi-State Park, Kahle Community Center, and Heavenly Mountain Ski Resort.		
TRPA Utilization of Load Reduction Plans	**Code**	**Conformance**
TRPA shall utilize the load reduction plans for all registered catchments or TRPA default standards when there are no registered catchments, in the conformance review of Area Plans.	13.6.5.B	X Yes ☐No ☐N/A
Notes: The Stormwater Load Reduction Plan (SLRP), the Plan to implement the TMDL Program, is currently being developed by the Nevada Tahoe Conservation District (NTCD), in coordination with NDEP. It is expected to be finalized by 2014. Projects associated with the SLRP will be placed on the EIP project list. The Master Plan includes policy language requiring the County to move forward with an amendment to the Area Plan to reflect the adoption of the SLRP, within six months of adoption by NDEP. Until such time, the water quality surface and groundwater discharge and infiltration standards in the TRPA Code of Ordinances (or "TRPA default standards") will apply.		
Additional Review Standards for Town Centers and the Regional Center	**Code**	**Conformance**

Address all requirements of *Policy LU-4.8*	13.6.5.C	X Yes ☐No ☐N/A
Notes: As discussed above, all requirements of Policy LU-4.8 have been addressed.		
Include building and site design standards that reflect the unique character of each area, respond to local design issues and consider ridgeline and viewshed protection.	13.6.5.C.1	X Yes ☐No ☐N/A
Notes: The Tahoe Area Plan Regulations and South Shore Design Standards and Guidelines (refer to Sections 2 and 4) include building and site design standards that reflect the unique character of the South Shore area, respond to local design issues, and require the consideration of ridgeline and viewshed protection.		
Promote walking, bicycling, transit use and shared parking in town centers and regional centers, which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways within town centers and regional centers, and to other major activity centers.	13.6.5.C.2	X Yes ☐No ☐N/A
Notes: This is being addressed by moving forward with implementing the Bike and Pedestrian Plan and Regional Transportation Plan, as well as through the South Shore Design Standards and Guidelines.		
Use standards within town centers and regional centers addressing the form of development and requiring that projects promote pedestrian activity and transit use.	13.6.5.C.3	X Yes ☐No ☐N/A
Notes: This is being addressed by moving forward with implementing the Bike and Pedestrian Plan and Regional Transportation Plan, as well as through the South Shore Design Standards and Guidelines, which require sidewalks, bike/pedestrian paths, and transit facilities.		
Ensure adequate capacity for redevelopment and transfers of development rights into town centers and regional centers.	13.6.5.C.4	X Yes ☐No ☐N/A
Notes: The Mixed-Use/Town Center and High Density Tourist District have been established as Receiving Areas for the transfer of development rights to encourage redevelopment.		
Identify an integrated community strategy for coverage reduction and enhanced stormwater management.	13.6.5.C.5	X Yes ☐No ☐N/A
Notes: Policies have been added to the Master Plan requiring the County to consider opportunities for SEZ restoration in all public and private redevelopment projects that contain disturbed SEZ and consider opportunities for coverage reduction in all public and private redevelopment projects within Centers (refer to T Policy 2.2 and 2.3). Enhanced stormwater management is already provided by the Stateline Stormwater Association and improvements to the system have been approved as part of the Edgewood Lodge and Golf Course Improvement Project. The lower Kingsbury area has been identified as a future site for an area wide water quality improvement project. The SLRP will serve as the enhanced stormwater management plan for the County.		
Demonstrate that all development activity within the High-Density Tourist District will provide or not interfere with Threshold gain, including but not limited to measurable improvements in water quality.	13.6.5.C.6	☐Yes ☐No ☐N/A

Notes: The South Shore Area Plan has been developed to promote the environmental redevelopment of the High Density Tourist District and to provide or not interfere with Threshold gain. Improving the Scenic Threshold rating of the High Density Tourist District is one of the primary objectives of the South Shore Design Standards and Guidelines. The Edgewood Lodge and Golf Course Improvement Project includes improvements to the existing area-wide water quality system, maintained by the Stateline Stormwater Association, for the High Density Tourist District that will reduce the amount of phosphorus, nitrogen, sediment, and fine sediment entering the Lake and therefore improve water quality. Future projects in the High Density Tourist District will be required to tie into this system in order to improve water quality. Environmental redevelopment within this area may also result in significant air quality benefits due to the replacement of 40-60 year old structures that are energy inefficient, providing the opportunity for significant reductions in greenhouse gas emissions. Providing recreational opportunities within walking and biking distance should also help to reduce VMT and improve air quality.		
Additional Review Standards for the High Density Tourist District	**Code**	**Conformance**
Address all requirements of *Policies LU-4.8 and LU-4.9.*	13.6.5.D	X Yes ☐No ☐N/A
Notes: As discussed above, all requirements of Policies of LU-4.8 and LU-4.9 have been addressed.		
Include building and site design standards that substantially enhance the appearance of existing buildings in the High Density Tourist District.	13.6.5.D.1	X Yes ☐No ☐N/A
Notes: The South Shore Design Standards and Guidelines (refer to Sections 2 and 4) include design standards to enhance the appearance of existing buildings in the High Density Tourist District.		
Provide pedestrian, bicycle and transit facilities connecting the High Density Tourist District with other regional attractions.	13.6.5.D.2	X Yes ☐No ☐N/A
Notes: The South Shore Area Plan recognizes existing and provides plans for additional pedestrian, bicycle and transit facilities to connect the area to other regional attractions, such as the Edgewood Golf Course and new public beach, the Van Sickle Bi-State Park, Kahle Community Center, Nevada Stateline-to-Stateline Bikeway, future waterborne transit, etc.		
Provide pedestrian, bicycle and transit facilities connecting the High Density Tourist District with other regional attractions. If necessary to achieve Threshold gain, off-site improvements may be additionally required.	13.6.5.D.3	X Yes ☐No ☐N/A
Notes: Pedestrian, bicycle and transit facilities will be provided within and outside of the High Density Tourist District in accordance with the adopted Regional Transportation Plan and Bicycle and Pedestrian Plan. The South Shore Design Standards and Guidelines (refer to Section 2) provide additional standards, such as circulation, parking, and pedestrian and bicycle access, to meet this provision.		
Conformity Review for Amendments to Area Plans	**Code**	**Conformance**
Following approval of an Area Plan, any subsequent amendment to a plan or ordinance contained within the approved Area Plan shall be reviewed by the Advisory Planning	13.6.6	X Yes ☐No ☐N/A

Commission and Governing Board for conformity with the requirements of the Regional Plan. Public comment before the Governing Board shall be limited to consideration of issues raised before the Advisory Planning Commission and issues raised by the Governing Board. The Governing Board shall make the same findings as required for the conformity finding of the initial Area Plan, as provided in subsection 13.6.5; however, the scope of the APC and Governing Board's review shall be limited to determining the conformity of the specific amendment only. If the Governing Board finds that the amendment to the Area Plan does not conform to the Regional Plan, including after any changes made in response to TRPA comments, the amendment shall not become part of the approved Area Plan.		
Notes: The Tahoe Area Plan Regulations (refer to Section 20.703.310) address the requirements for modifying an Area Plan, pursuant to Chapter 13, *Area Plans*, in the TRPA Code of Ordinances.		
Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan	**Code**	**Conformance**
TRPA shall provide lead agencies with reasonable notice of pending amendments that may affect Area Plans. TRPA also shall provide lead agencies with notice of Area Plan topics that may require amendment following adopted Regional Plan amendments pursuant to this section.	13.6.7.A	X Yes ☐No ☐N/A
Notes: Douglas County will comply with this requirement to stay in conformance with the Regional Plan.		
If TRPA approves an amendment to the Regional Plan that would also require amendment of an Area Plan to maintain conformity, the lead agency shall be given one year to amend the Area Plan to demonstrate conformity with the TRPA amendment. The Governing Board shall make the same findings as required for the conformity finding of the initial Area Plan, as provided in subsection 13.6.5; however, the scope of the Governing Board's review shall be limited to determining the conformity of only those amendments made by the lead agency to conform to the TRPA amendment. If the Governing Board finds that the other government fails to demonstrate conformity with the TRPA amendment following the one-year deadline, then the Board shall identify the policies and/or zoning provisions in the Area Plan that are inconsistent and assume lead agency authority to amend those policies and provisions.	13.6.7.B	X Yes ☐No ☐N/A
Notes: Douglas County will comply with this requirement to stay in conformance with the Regional Plan.		
Effect of Finding of Conformance of Area Plan	**Code**	**Conformance**
By finding that an Area Plan conforms with the Regional Plan pursuant to the requirements of this chapter and upon adoption of an MOU pursuant to Section 13.7, the Area Plan shall serve as the standards and procedures for implementation of the Regional Plan. The standards and procedures within each	13.6.8	X Yes ☐No ☐N/A

Area Plan shall be considered and approved individually and shall not set precedent for other Area Plans.		
Notes: Once the South Shore Area Plan is found by the TRPA Governing Board to conform with the Regional Plan, Douglas County and the TRPA, as set forth in an MOU, shall enforce the provisions of the Area Plan in order to implement the Regional Plan.		

Procedures for Adoption of Memorandum of Understanding	Code	Conformance
Area Plan is consistent with Procedures for Adoption of Memorandum of Understanding	13.7	X Yes ☐No ☐N/A
Notes: The TRPA and County have prepared an MOU to delegate additional permitting responsibilities to the County, in accordance with Section 13.7.		

Monitoring, Certification, and Enforcement of Area Plan	Code	Conformance
Area Plan includes Notification, Monitoring, Annual Review, and Recertification procedures consistent Code Section 13.8	13.8	☐Yes ☐No ☐N/A
Notes: The Tahoe Area Plan Regulations (refer to Sections 20.703.330 and 20.703.340) include notification and monitoring procedures consistent with the TRPA Code of Ordinances, Section 13.8. TRPA will conduct an annual review is accordance with the procedures established in Section 13.8.		

Appeals	Code	Conformance
Area Plan Appeal Procedure is consistent with Code Section 13.9	13.9	X Yes ☐No ☐N/A
Notes: The Tahoe Area Plan Regulations (refer to Section 20.703.360) include appeal provisions consistent with the TRPA Code of Ordinances, Section 13.9.		