Attachment M: Douglas County South Shore Area Plan

Environmental Improvement Documentation Summary

The Regional Plan:

The priorities of the RPU include:

1. Accelerating threshold gain including water quality restoration and other ecological benefits by supporting environmental redevelopment opportunities and Environmental Improvement Program investments by:
    - Retaining the established growth control system
    - Providing incentives for property owners to transfer development rights from sensitive or outlying areas to town center with the goal of restoring those lands.

2. Creating walkable communities and increasing alternative transportation options to improve air quality by reducing vehicle miles travelled.
    - Updated Regional Transportation Plan to support sidewalk and bike trail projects that reduce automobile dependency and increase walkability and safety.

3. Restore, Maintain, and improve the quality of the Lake Tahoe Region for the visitors and Residents of the Region
    - Redeveloping existing town centers is a high priority

      Many of the Region's environmental problems can be traced to past and existing development which often occurred without recognition of the sensitivity of the area's natural resources. To correct this, environmentally beneficial redevelopment and rehabilitation of identified centers is a priority.

The South Shore Area Plan:

The South Shore Area Plan (SSAP) will promote environmental redevelopment by including increased height and density provisions that will serve as an incentive for redevelopment which will result in important water quality, air quality, scenic quality and recreation improvements. The Area plan will help to achieve these goals and make progress towards threshold attainment through the following:

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.

1) BMPs: Under the SSAP MOU, Douglas County will take on BMP compliance and TRPA will take on BMP enforcement. This will increase available staff resources working to increase BMP compliance. The NTCD will continue to assist residential property owners with BMP installation. The following

Policy and actions are included in the area plan to address BMP compliance, enforcement, and maintenance:

- Policy 2.4 Douglas County shall support efforts by the NTCD to secure funding for BMP technical assistance and education.

- Policy 2.5 Douglas 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.

- Action 2.5 Douglas County shall participate in the TRPA BMP Compliance Subcommittee and consider moving forward with action identified by the sub-committee to increase BMP compliance.

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

2) TMDL/SLRP: Douglas County expects to have the Stormwater Load Reduction Plan (SLRP), the plan to implement the TMDL, complete by 2014. The SSAP requires the County to then amend the SSAP to incorporate the SLRP (and hence into the Regional Plan). Environmental Redevelopment within the SSAP, which is expected to accelerate from increased height and density allowances incorporated into the SSAP from the Regional Plan will increase BMP installation, improve water quality and will help the County to meet TMDL milestones.
3) Stateline Stormwater Facility: Improvements to the existing Stateline Stormwater facility will be made as part of the Edgewood Lodge and Golf Course Improvement project, as well as with future redevelopment projects.
4) Burke Creek: The County continues to participate with partnering agencies in the restoration of Burke Creek, which will run through the Kingsbury Town Center.
5) Lower Kingsbury: The Master Plan includes a new action (T Action 2.3) encouraging the County to work with property owners to develop an area-wide water quality system for the lower Kingsbury area.
6) The Master Plan includes a new action (T Action 3.1) requiring the County to explore the feasibility of developing a Tax Increment Financing Area (TIF) or Tax Increment Area (TIA) to help fund public improvements, such as area-wide water quality projects, and help facilitate redevelopment. This is significant because state and federal funding for EIP projects has been reduced and therefore a local funding source needs to be developed.
7) The Area Plan also includes a policy 2.1 which states “Douglas County will continue to implement projects identified in the Environmental Improvement Program.
8) 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.

- 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.

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. However, 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.

One of the main objectives of the SSAP is to encourage the redevelopment of the existing built environment and to provide access to recreational opportunities from walking and bike paths, as well as provide greater access to transit. Thus, the idea is create a recreation destination and reduce automobile dependency, which should help to reduce VMT and improve air quality. Replacing older buildings with newer, more energy efficient buildings, should also help to improve air quality and ensure the attainment of air quality standards.

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.

The SSAP includes the following policies and actions addressing alternative modes of transportation:

- 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 Vehicle Miles Traveled (VMT).
- T Action 4.1 - Douglas shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway Project.
- 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 way finding signage program to encourage walking, biking and transit use.

The proposed Design Standards and Guidelines require projects to provide bicycle linkages to any adjacent bikeway or route.

Compact Mixed-Use Land Use Pattern: The SSAP 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.

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.

The Tahoe Area Plan Regulations, 20.703.250 (A), requires all applications for projects, including those delegated to the County through the SSAP MOU, demonstrate compliance with Chapter 30, Land Coverage, of the TRPA Code of Ordinances through the submittal of a land capability and land coverage verification completed by TRPA and through reductions in excess coverage required by the existing TRPA excess coverage mitigation program. Furthermore, the SSAP includes new policies (see T Policy 2.2 and 2.3) requiring the County to consider opportunities for SEZ restoration and coverage reduction in all public and private redevelopment projects within Centers, even where not technically required by TPA regulations.

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.

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.

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.

The South Shore area is currently not in scenic threshold attainment. 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. The South Shore Design Standards and Guidelines will help bring the area into scenic threshold attainment through the redevelopment of the existing built environment and meet the Community Design Standards in Chapter 13, Area Plans, of the TRPA Code of Ordinances. Furthermore, the Tahoe Area Plan Regulations, Section 20.703.190, requires compliance with Chapter 66, Scenic Quality, of the TRPA Code of Ordinances.

The proposed Design Standards and Guidelines represent a significant step forward in enhancing the aesthetics of the built environment and will result in improvements to the scenic threshold as projects are approved and built. New design standards and guidelines, along with the proposed MOUs, provide consistency and predictability in the review process that will be an incentive to redevelopment.

The specific Area Plan Goal and related Policies that will help to ensure environmental redevelopment contributes toward attainment of scenic thresholds are:

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

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.

The Tahoe Area Plan Regulations, Section 20.703.270, requires the County to ensure compliance with the provisions of the Resource Management and Protection regulations, Chapters 60 through 68, of the TRPA Code of Ordinances. Chapter 61, Vegetation and Forest Health, includes the provisions to regulate the management of forest resources to achieve and maintain the environmental threshold standards.

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.

One of the major objectives of the SSAP is to improve and provide greater access to recreational opportunities from the bed base. The SSAP includes a bike and pedestrian plan which reflects the bicycle and pedestrian facilities shown on Map 5, Conceptual Bicycle & Pedestrian Facilities, of the 2012 TRPA Regional Plan.

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.

The Tahoe Area Plan Regulations, Section 20.703.270, requires the County to ensure compliance with the provisions of the Resource Management and Protection Regulations, Chapters 60 through 68, of the TRPA Code of Ordinances. Chapter 63, Fish Resources, includes the provisions to ensure the projection of fish habitat and provide for the enhancement of degraded habitat.

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.

The Tahoe Area Plan Regulations, Section 20.703.270, requires the County to ensure compliance with the provisions of the Resource Management and Protection Regulations, Chapters 60 through 68, of the TRPA Code of Ordinances. Chapter 62, Wildlife Resources, includes the provisions to protect and enhance existing wildlife 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.

The Tahoe Area Plan Regulations, Section 20.703.205, requires the County to ensure that the provisions of Chapter 68, Noise Limitations, of the TRPA Code of Ordinances are complied with.