

ATTACHMENT 1

REGIONAL PLAN TABLE OF AMENDMENTS

TABLE OF AMENDMENTS

April 27, 1988, Ordinance 88-6; Amendment to repeal Chapter III, Transportation Element and substitute with Chapter VI, Goals & Policies, as set forth in the Regional Transportation Plan, February 1988.

December 1, 1988, Ordinance 88-24; Amendment of the Recreation Element to add amended language

March 22, 1989, Ordinance 89-3; Amendment of Subparagraph C, Policy 3, Goal #1, Water Quality Subelement, Land Use Element

August 23, 1989, Ordinance 89-15; Amendment of Subparagraph E, Policy 2, Goal #3, Land Use Subelement, Land Use Element

April 25, 1990, Ordinance 90-8; Amendment to repeal Policy 6, Goal #1, Chapter III, Transportation Element and substitute with Policy 6, Goal #1, Chapter Policy 6, Goal #1, Chapter VI as set forth in the Regional Transportation Plan, April 1988.

May 22, 1991, Ordinance 91-9; Amendment of Subparagraph E, Policy 7, Goal #2, Land Use Subelement, Land Use Element

December 18, 1991, Ordinance 91-21; Amendment of Goal #2, Development and Implementation Priorities Subelement, Implementation Element

April 23, 1992, Ordinance 92-6; Amendment of Goal #2, Policy 6, Development and Implementation Priorities Subelement, Implementation Element

April 23, 1992, Ordinance 92-7; Amendment of Goal #4, Policy 1, Development and Implementation Priorities Subelement, Implementation Element

May 27, 1992, Ordinance 92-12; Amendment to repeal Chapter III, Transportation Element and the Air Quality Subelement, Land Use Element, and substitute with Volume III of the Regional Transportation Plan/Air Quality Plan for the Lake Tahoe Region, April 1992

August 26, 1992, Ordinance 92-17; Amendment of Goal #1, Policy 1, Noise Subelement, Land Use Element

January 24, 1996, Ordinance 96-1; Amendment of the Goals and Policies to add a statement of mission and a statement of principles

February 28, 1996, Ordinance 96-2; Amendment of Goal #2, Policy 4.B, Development & Implementation Priorities Subelement, Implementation Element

September 25, 1996, Ordinance 96-15; Amendment of Goal #1, Policy 1, Housing Subelement, Land Use Element

November 20, 1996, Ordinance 96-20; Amendment of Goal #2, Policy 7, Development & Implementation Priorities Subelement, Implementation Element

May 28, 1997, Ordinance 97-9; Amendment of Goal #2, Policy 5, Land Use Subelement, Land Use Element

May 28, 1997, Ordinance 97-9; Amendment to repeal Goal #5, Public Service Element

May 28, 1997, Ordinance 97-9; Amendment of Goal #2 and #3, Development & Implementation Priorities Subelement, Implementation Element

May 28, 1997, Ordinance 97-9; Amendment of Cumulative Noise Events Numerical Standard, Noise Subelement, Land Use Element and Attachment C

May 28, 1997, Ordinance 97-9; Amendment of Stream Habitat Numerical Standard and Lake Habitat Management Standard, Fisheries Subelement, Conservation Element

September 23, 1998, Ordinance 98-23; Amendment of Goal #2 Policy #6, of the Land Use Subelement, Land Use Element

January 27, 1999, Ordinance 99-3; Amendment of Goal #2 Policy #10, of the Water Quality Subelement, Land Use Element

December 20, 2000, Ordinance 00-14; Amendment of Chapter III, Transportation Element

May 23, 2001, Ordinance 01-10; Amendment of Goals #4 and #5, Vegetation Subelement, Conservation Element

June 27, 2001, Ordinance 01-14; Amendment of Goal #1 Policy #1, of the Water Quality Subelement, Land Use Element

December 19, 2001, Ordinance 01-21; Amendment of Goal #2, Development & Implementation Priorities Subelement, Implementation Element

April 24, 2002, Ordinance 02-07 Amendment of Goal #2, Policy #5, of the Land Use Subelement, Land Use Element
Amendment of Goal #2, Policy #2 F, of the Development and Implementation Priorities, Implementation Element

September 25, 2002, Ordinance 02-20; Amendment of Goal #3, Policy #3 of the Vegetation Subelement, Conservation Element

November 20, 2002, Ordinance 02-21; Amendment of Goal #1, Policy #1 of the Scenic Subelement, Conservation Element

December 18, 2002, Ordinance 02-22; Amendment of Goal #1, Policy #6 of the Water Quality Subelement, Land Use Element

December 18, 2002, Ordinance 02-23; Amendment of Goal #1, Policy #3 of the Water Quality Subelement, Land Use Element

December 18, 2002, Ordinance 02-24; Amendment of Goal #2, Policies #8, 9, and 10 of the Development and Implementation Priorities, Implementation Element

July 23, 2003, Resolution 03-16; Single Noise Event Threshold Standard for Motorized Watercraft, Noise Subelement, Land Use Element and Attachment C

April 28, 2004, Ordinance 04-09; Amendment of Goal #2, Policies #1, 2, and 3 of the Housing Subelement, Land Use Element

June 23, 2004, Ordinance 04-13; Amendment of Attachment B, Regional Plan Glossary

October 27, 2004, Ordinance 04-17; Amendment of Chapter III, Transportation Element

October 25, 2006, Ordinance-06-05; Amendment of Chapter II, Land Use Element and Chapter VII, Implementation Element – To extend the Allocation programs until the adoption of the Pathway 2007 Regional Plan.

July 22, 2009, Ordinance 2009-08; Amendment of Chapter VII, Implementation Element, Goal 2, Policy 11 regarding unused residential allocations.

December 14, 2011, Ordinance 2011-04; Amendment of Chapter II, Land Use Element, Goal 2, Policy 5 and Chapter VII, Implementation Element, Goal 3, Policy 2.B to allow for use and distribution of tourist accommodation bonus units in Ski Area Master Plans.

December 12, 2012, Ordinance 2012-04; Regional Plan Update Amendment

December 16, 2015, Ordinance 2015-07; Amendment of Policy LU-2.11 of Chapter II, Land Use Element regarding excess coverage mitigation.

October 24, 2018, Ordinance 2018-03; Amendment of Policy LU-2.1 of Chapter II, Land Use Element and Policy DP-3.7 of Chapter VII, Implementation Element

April 24, 2019, Ordinance 2019-03; Incorporating environmental thresholds into the Regional Plan.

ATTACHMENT 2

TRPA-APPROVED SUBDIVISIONS IN CONFORMANCE WITH BAILEY COEFFICIENTS

The following is a list of TRPA-approved subdivisions (including planned unit developments) in which the Bailey coefficients were used to determine the base land coverage permitted on a lot. The approved coverages for each lot shall be the base coverage for that lot. Parcel maps of four or less units are not listed, but, may be included if it is found that they conform to the Bailey coefficients. This list may be updated by resolution of the Governing Board to be consistent with the provisions of the Land Use Subelement.

WASHOE COUNTY

1. Brookstone Condominium
2. Club Tahoe
3. Crystal Bay Palisades
4. Incline Crest
5. Forest Pines
6. Miners Ridge
7. Sea Cap Villas
8. Tahoe Palisades
9. Tyrolian Village #8

DOUGLAS COUNTY

1. Chalet Village
2. Chimney Rock Estates
3. Edgewood Creek Estates
4. Glenbrook Units 1, 2, and 3
5. Granite Springs
6. Hansens Hilltop Estates
7. Kingsbury Glen
8. Kingsbury Heights #3
9. Lake Village Professional Building
10. Marla Bay (Pinewild)
11. Uppaway (portion in Land Capability District 4)

PLACER COUNTY

1. Agate Bay Pines
2. Cedar Point
3. Highlands #4
4. Mein Trust Subdivision
5. Northshore Unit 2
6. Rocky Ridge Units 4 and 5
7. Tall Trees Tract

EL DORADO COUNTY/SOUTH LAKE TAHOE

1. Christmas Valley Acres
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2. Cove South Townhouses
3. Highland Woods
4. Lighthouse Shores
5. Pine Hill
6. Sugar Pine Townhouses
7. Tahoe Tyrol
8. Tahoe Valley Apartments

ATTACHMENT 3 PLANNED UNIT DEVELOPMENTS

The following is a list of planned unit developments that do not conform to the Bailey coefficients and require consideration of common areas to calculate the base coverage for a lot. Parcel maps of four or less units are not listed, but, may be included if it is found that they conform to the Bailey coefficients. This list may be updated by resolution of the Governing Board to be consistent with the provisions of the Land Use Subelement.

EL DORADO COUNTY

Rubicon Park Estates
Waters Edge

CITY OF SOUTH LAKE TAHOE

Al Tahoe Lakeview Townhouses
Chateau du Lac Townhouses
Concept/Sierra Condominiums
Cote D'Azure
Cove (Dillingham) South 3A, 3B, 3C
El Rancho Estates
Heavenly Pines
Heavenly Valley Hotel & Townhouses
Heavenly Valley Village
Highland Woods Planned Development
J. P. Townhouses
Kings IV Subdivision
Lakeland Village Condominium & Apartments
Lakeland Village Units #1, 2, 3, 4
Lakeview Pines
Le Chateau
Needle Peak Villas
Pioneer Homes
Sitzmark, A Condominium
Ski Run Village Townhouses
Sky Meadows
St. Francis of the Woods
St. Moritz Isle Townhouses
The Summit at Heavenly Valley
Tahoe Marina Condominium
Tahoe Marina Shores
Tahoe Valley Apartments
Villa Tahoe

* Litigation Settlements

PLACER COUNTY

Brockway Springs of Tahoe
*Brockway Vista
Carnelian Woods
*Chambers Landing
Chateau Chamonix
Chinquapin
Crystal Tower
Dollar Cove
Dollar Hill Unit #2
*Fleur du Lac Condominiums
Four Seasons Estates
Heritage Cove
*Kings Run
Kingswood Village
Kingswood West
Lake Forest Glen
Lakeside Terrace
McKinney's Landing
The North Rim #1
Rocky Ridge Unit #2
Star Harbor Unit #1
Tahoe Marina Shores
Tahoe Taverns
Tahoya Shores
Talmont Estates
Tavern Shores
Villas at Lake Forest

DOUGLAS COUNTY

Castle Rock Park
Cave Rock Villas
Kingsbury Pines
Lake Village
Manzanita Heights
Ponderosa Park
Stanford Square
Summit Village
Tahoe Village
Uppaway (Land Capability Districts 1 and 2)
Villagers Townhouses

* Litigation Settlements

WASHOE COUNTY

Alpine Terrace
The Aspen
Brookside
Cedar Creek Housing
Cedar Crest
The Cedars
The Chalets
Chateau Apartments
Coeur du Lac
Country Club Court
Creekside East
Creekside West
Crystal Bay Cove
Fairway Pines
Fairway Woods
Forest Flower
Glenrock
Golf Green Court
High Sierra Condominiums
Incline Manor
Incline Mt. Rose Chalets
Incline Pines
Incline Pinnate
Incline Villa
Incline Village Unit #3
Incline Way Financial Center
Lake Haven I and II
1000 Lakeshore
999 Lakeshore
Lakeshore Terrace
Lakewood Square
McCloud Condominiums
Millstone Manor
Montclair Villas
Mountain House
Mountain Shadows of Incline
Northwood Estates
Peepsight Manor
Pine Creek
Royal Pines Condominiums
*Ski Lane - Bitterbrush
Skylake Condominiums
Southwood Court
Southwood Glen

* Litigation Settlements

WASHOE COUNTY PUDS – CONTINUED

Southwood Pines
Southwood Shadows
Still Water Cove
Tahoe Pines
Tahoe Racquet Club
Third Creek
Titlist Manor
Tyrolian Village (all units except #8)
The Village at Incline
Village Court
Village Highlands
Village Pines
Woodlake Villas
Woodmere of Incline
Woodminister
Woodstock

* Litigation Settlements

ATTACHMENT 4

ENVIRONMENTAL IMPACT STATEMENT MITIGATION MEASURES

- 1. Mitigation Measure 3.4-2: Develop and Implement a Best Construction Practices Policy for Construction Emissions.**
- 2. Mitigation Measure 3.4-5: Develop and Implement a Best Construction Practices Policy for TAC Emissions during Construction.**
- 3. Mitigation Measure 3.5-1: Implement Sustainability Measures with Performance Standard.**
- 4. Mitigation Measure 3.6-1: Establish and Implement a Region-Wide Traffic Noise Mitigation Program.**
- 5. Mitigation Measure 3.6-2: Develop and Implement a Best Construction Practices Policy for the Minimization of Exposure to Construction-Generated Noise and Ground Vibration.**
- 6. Mitigation Measure 3.6-3: Develop and Implement a Best Construction Practices Policy for the Minimization of Construction-Generated Noise and Ground Vibration.**
- 7. Mitigation Measure 3.6-4: Develop and Implement an Exterior Noise Policy for Mixed-Use Development.**
- 8. Mitigation Measure 3.12-2: Prepare a Regional Housing Needs Program and Implement Recommendations.**

ATTACHMENT 5

PRELIMINARY LIST OF PRIORITY PROJECTS

Projects noted with “***” were identified as priorities by the TRPA Governing Board during the plan refinement and adoption process. Other projects were identified by the Regional Plan Update Committee during the plan development process.

PROJECTS RELATED TO DEVELOPMENT ALLOCATIONS AND TRANSFERS

1. **Review and update the allocation release system (residential and non-residential) in coordination with the Local Government Committee.
2. **Review of the efficacy of the [development transfer] ratios.
3. Evaluate of the IPES program, including the unique situation in Placer County, and identify possible amendments to Regional Plan policies and/or the development code.
4. Consider incentives for the transfer of development to areas outside of Centers that meet certain requirements, such as transit service, pedestrian facilities, and commercial businesses.

PROJECTS RELATED TO LAND COVERAGE

1. **Complete a detailed review of coverage transfers across hydrologic zones. This review will include presentations from the California Tahoe Conservancy and the Nevada Land Bank / Nevada Division of State Lands.
2. Evaluate the coverage management system and identify possible amendments to Regional Plan policies and/or the Code of Ordinances.
3. Evaluate the water quality mitigation fee and coverage mitigation fee programs and consider amendments to reflect water quality impacts and benefits from development and redevelopment activities in accordance with updated Regional Plan policies. (Repeated in Water Quality)

PROJECTS RELATED TO COMMUNITY CHARACTER

1. **Prioritize an evaluation of Affordable Housing Policies. (also a required mitigation measure)
2. Evaluate Level of Service standards for regional roadways, including standards related to peak periods, and identify possible amendments to Regional Plan policies, the Code of Ordinances and/or Transportation plans and programs.
3. Evaluate policies and regulations related to drive-up windows and identify possible amendments to Regional Plan policies and/or the Code of Ordinances (Addressed in part by drive-up pharmacy Pilot Project)

4. Consider incentives or other regulatory revisions that would promote redevelopment of areas along the Truckee River, which are outside of the Lake Tahoe Hydrographic Tahoe Basin.

PROJECTS RELATED TO WATER QUALITY PROGRAMS

1. **Create a subcommittee of the TRPA Governing Board, along with interested parties, to explore options related to BMP compliance.
2. **Review stormwater discharge standards and resolve any inconsistencies with TMDL requirements.
3. Evaluate floodplain management strategies and identify possible amendments to Regional Plan policies and/or the Code of Ordinances.
4. Evaluate the Environmental Improvement Program (EIP) and identify possible amendments to the EIP based on Total Maximum Daily Load (TMDL) Pollutant/Stormwater Load Reduction Strategies (PLRPs and SLRPs) and other Regional Considerations.
5. Evaluate the water quality mitigation fee and coverage mitigation fee programs and consider amendments to reflect water quality impacts and benefits from development and redevelopment activities in accordance with updated Regional Plan policies. (Repeated in Coverage)
6. Evaluate SEZ Restoration strategies and identify possible amendments to Regional Plan policies and/or the Code of Ordinances.
7. Develop a strategy to initiate a public information campaign to educate the public about the plan to phase out the use and sale of chemical lawn fertilizer containing phosphorus by 2017, subject to outlined exceptions.

PROJECTS RELATED TO AIR QUALITY PROGRAMS

1. Develop an incentive program to encourage the replacement of non-compliant wood stoves and conversion of fireplaces by 2015.

PROJECTS RELATED TO PROCESS IMPROVEMENTS

1. **Implement a certified contractor program for Land Capability Verifications and consider additional procedural improvements related to the Land Capability Verification process.
2. Evaluate the Code of Ordinances and identify topics that could be modified to be more understandable and effective.
3. Develop standardized evaluation criteria for determining the suitability of soil conditions for wet season grading, activity on sensitive lands, and resource

management operations. Develop corresponding monitoring protocols for determining the effects of these activities on soil and water quality.

4. Reorganize the Rules of Procedure and incorporate it into the Code of Ordinances.
5. Evaluate the opportunity for a variance process within TRPA Code of Ordinance regulations.
6. Improve coordination of GIS data among agencies.
7. Evaluate TRPA Code of Ordinances requirements for Temporary Activities to streamline the process.
8. Evaluate TRPA permit security bonds that have been held for many years and develop a program for utilizing those funds.
9. Evaluate TRPA Code of Ordinances Chapter 21 for opportunities to update and consolidate use categories.
10. Consider additional financial assurances to fund site remediation if a project commences but is not completed in a specified time period.

OTHER PROJECTS

1. Develop an urban bear strategy and identify possible amendments to Regional Plan policies, the Code of Ordinances and/or agency programs.
2. Review of the TRPA Code of Ordinances requirements for historic resource protection to streamline the process and eliminate redundancy with California State Law.

ATTACHMENT 6 REGIONAL PLAN GLOSSARY

For the purpose of this Plan, certain terms or words used herein shall be interpreted as follows: Words in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular number. The word "shall" is mandatory, not permissive, unless the context indicates that a directory meaning is intended.

Accessory Uses: A use, building or other facility customarily a part of any permitted use that is clearly incidental and secondary to the permitted use and which does not change the character or intensity of the permitted use, or affect other properties in the vicinity. Such uses are dependent on the primary use and may not operate independent of the primary use.

Activity: Any conduct, active or passive, which may have an impact on the land, air, water, space or other natural resource of the Region.

Additional Development: Development that did not exist, or was not approved, on the effective date of the Regional Plan. Relocation or reconstruction of development is not additional development.

Advisory Planning Commission (APC): The Advisory Planning Commission of TRPA (Bi-State Compact, Article III(h)).

Agency: The Tahoe Regional Planning Agency including the Agency Governing Body and Agency staff.

Allocation: An apportionment of additional development opportunity for residential, commercial, tourist accommodation, and certain recreational projects.

Best Management Practices: Alternative structural and nonstructural practices, proven effective in erosion control and management of surface runoff in Lake Tahoe Region.

Center: A town center, the Regional Center or the High Density Tourist District.

Commercial: The retail or wholesale sale or rental of any article, substance, commodity or service.

Compact: The Tahoe Regional Planning Bi-State Compact, as amended and set forth in California Government Code Section 66801, Nevada Revised Statutes Section 277.200, or Public Law 96-551, 94 Stat. 3233, (December 19, 1980).

Condominium: An interest in real property defined or recognized under applicable (California or Nevada) state law as a condominium.

Conforming Area Plan: An Area Plan that has been found in conformance with the Regional Plan in accordance with Chapter 13 of the Code of Ordinances.

Coverage: See Land Coverage

Develop: The act of creating, establishing, constructing, or altering any project or activity.

Development Potential: Additional development which may be permitted by this Plan.

Division of Land: See Subdivision.

Effective Date of the Regional Plan: The date upon which TRPA commences implementation of the Regional Plan required by Article V of the Bi-State Compact. This date shall be set forth by ordinance.

Exist: Legally present on the effective date of the TRPA Regional Plan.

Findings: A written statement supported by substantial evidence in the record of the ultimate facts and the rationale supporting a conclusion that applicable Code of Ordinances or Bi-State Compact requirements are met.

Fish Habitat: The combination of qualities that create suitable conditions for the growth, reproduction, and production of fish. Specifically refers to those special environmental characteristics necessary for habitat needs of food, water, cover, and reproduction.

Flood Plain: Areas adjoining a watercourse, lake or other body of water that have been or may be covered by flood waters.

Governing Board: The governing board of TRPA (Bi-State Compact, Article III (a)).

Household: Collectively refers to all the individuals residing in a residential unit, whether related or not.

Land Coverage: 1) A man-made structure, improvement or covering, either created before February 10, 1972 or created after February 10, 1972 pursuant to either TRPA Ordinance No. 4, as amended, or other TRPA approval, that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement or covering. Such structures, improvements and coverings include but are not limited to roofs, decks, surfaces that are paved with asphalt, concrete or stone, roads, streets, sidewalks, driveways, parking lots, tennis courts, patios; and 2) lands so used before February 10, 1972, for such uses as for the parking of cars and heavy and repeated pedestrian traffic that the soil is compacted so as to prevent substantial infiltration. A structure, improvement or covering shall not be considered as land coverage if it permits at least 75 percent of normal precipitation directly to reach the ground and permits growth of vegetation on the approved species list. Common terms related to land coverage are:

- 1) Hard Coverage--man-made structures as defined above.
- 2) Soft Coverage--compacted areas without structures as defined above.

Land Disturbance: Disruption of land that includes alteration of soil, vegetation, surface hydrology, or subsurface hydrology on a temporary or permanent basis, through action including, but not limited to, grading.

Level of Service: For an intersection or roadway segment, the level of service is the delay to motorized vehicles and the volume/capacity ratio and is expressed by a series of letter grades from A (low v/c ratio and delay) through E (high v/c ratio and delay) and F (blocked).

Linear Public Facility: Public service facilities which are linear in nature such as roads, streets, trails, utilities transmission facilities and other similar right-of-ways. This also includes accessory uses directly relating to facilities such as pump houses, lift stations, sub stations, and access right-of-ways.

Lot: A parcel.

Multiple Family Dwelling: More than one residential unit located on a parcel. Multiple family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a fourplex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in Chapter 2. One detached secondary residence is included under secondary residence.

Multi-Residential: Residential development at a greater density than one unit per parcel.

Native Plants: Plants indigenous or occurring naturally in the Lake Tahoe Basin.

Nonconforming Uses: Uses legally commenced prior to the effective date of the Regional Plan, July 1, 1987, which would be prohibited if new, are nonconforming uses and may be continued, subject to the provisions of Section 21.5. Existing development in a special use category for which the findings in subsection 21.2.2 have not been or can not be made shall be nonconforming uses.

Off-Road Vehicle Courses: Areas authorized by the Agency for the use of off road vehicles; including, but not limited to, dirt bike, enduro, hill climbing or other off-road motorcycle courses; also, areas authorized by the Agency for competitive events utilizing four wheel drive vehicles. Off road vehicle use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles.

PAOT (People At One Time): The number of people that a recreation use can accommodate at a given time. A measure of recreation capacity.

Parcel: An area of land or in the case of a condominium, separate space, whose boundaries have been established by some legal instrument such as a recorded map or recorded deed and which is recognized as a separate legal entity for purposes of transfer of title.

Permitted: Projects which have been reviewed and approved by the Agency.

Project: An activity undertaken by any person, including any public agency, that may substantially affect the land, water, air, space or any other natural resources of the region (Bi-State Compact, Article II(h)).

Public Right-of-Way: Lands dedicated or offered for dedication by title or easement for the purpose of access by the general public.

Public Service: Public service shall be public or quasi-public uses or activities pertaining to communication, transportation, utilities, government, religion, public assembly, education, health and welfare, or cultural and civic support. It does not include such uses or activities that are primarily involved in commercial enterprises.

Public Health and Safety Facilities: Facilities operated by public agencies for protection of the public, including but not limited to, fire stations, other fire prevention and fire-fighting facilities, water and sewage facilities, transportation maintenance/storage facilities, police and sheriff substations and headquarters, including interim incarceration facilities able to accommodate a maximum of 100 prisoners at one time, and emergency facilities.

Recreation: Uses and facilities pertaining to outdoor forms of play, amusement, and relaxation.

Redevelopment: Development by a redevelopment agency pursuant to state and federal redevelopment law.

Region: All that area described in Article II(a) of the Tahoe Regional Planning Bi-State Compact. See also Basin.

Regional Plan: The long-term general plan for the development of the region (Bi-State Compact, Article II(d)).

Residential: Uses, facilities and activities primarily pertaining to the occupation of buildings for living, cooking, and sleeping by the owner as a permanent or second home, by renters on a monthly or longer term basis, or by renters of a vacation rental that meets the Local Government Neighborhood Compatibility Requirements.

Residential Unit: One or more rooms containing one or more bedrooms, with not more than one kitchen, designed to be occupied permanently as an independent housekeeping unit by one family or one collective household with facilities for living, cooking, sleeping and eating.

Resource Management: Uses, facilities, and activities pertaining to the utilization, management, or conservation of natural resources.

Scenic Highway and Corridor: Roadway that has been determined to have outstanding scenic value. The scenic corridor includes the roadway right-of-way and extends 100 feet perpendicularly from the edge of the right-of-way boundary.

Shorezone: The area including the nearshore, foreshore, and backshore.

Single Family House: A detached structure which contains one residential unit.

Subdivision: A subdivision is the act or product of dividing, by a legal instrument such as a recorded deed or map, land, airspace, structures, boat slips or other property into two or more entities, and which entities are recognized, under the law of either state, as separate legal entities for purposes of transfer of title. Subdivisions include but are not limited to divisions of real property, improved or unimproved, for the purpose of use, sale, lease or financing, immediate or future, into two or more condominiums, community apartments, stock cooperatives, lots or parcels.

Tahoe Basin: A general term for the Lake Tahoe drainage basin and portions of the Truckee River basin within the Region. Often used in place of the term "Region."

Thresholds: Environmental threshold carrying capacities (Bi-State Compact, Article II(i)).

Tolerance District: A segment of shoreline which exhibits a unique assemblage of compositional and geometric properties, possessing a distinctive physical capability in terms of present or projected use. Eight shorezone districts are recognized and described in more detail in the 1983 Shorezone Plan for Lake Tahoe.

Tourist Accommodation: Uses, facilities, and activities primarily pertaining to the occupation of buildings for eating, sleeping, and living on a temporary basis by persons whose permanent residence is elsewhere.

TRPA: Tahoe Regional Planning Agency, including the Governing Board, Advisory Planning Commission and staff.

Urban Area: Urban areas are those areas designated as residential, tourist, or commercial/public service by the plan area statements. [Amended 12/21/94]

Vehicle Miles Traveled (VMT): The total miles traveled by a motorized vehicle, or a number of motorized vehicles, within a specific area or during a specified period of time.

Vehicle Trip: A vehicle trip is a one directional vehicle movement to or from a project area. The number of vehicle trips assigned to a project shall be the total daily vehicle trips to or from the project at its maximum hours of full operation during the review period. When exact numbers of vehicle trips are not known for a use, they shall be determined from the Trip Table or other competent technical information.

ATTACHMENT 7 LAND USE AND MANAGEMENT DESIGNATIONS FOR PLANNING AREAS

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
001A	Tahoe City CP	Commercial/ Public Service	Redirection
001B	Tahoe City Industrial	Commercial/ Public Service	Mitigation
002	Fairway Tract	Residential	Mitigation
003	Lower Truckee	Recreation	Redirection
004	Burton Creek	Conservation	Mitigation
005	Rocky Ridge	Residential	Mitigation
006	Fish Hatchery	Recreation	Redirection
007	Lake Forest Glen	Residential	Mitigation
008	Lake Forest	Residential	Mitigation
009A	Lake Forest Commercial	Commercial/ Public Service	Redirection
009B	Dollar Hill	Commercial/ Public Service	Mitigation
010	Dollar Point	Residential	Mitigation
011	Highlands	Residential	Mitigation
012	North Tahoe High School	Recreation	Mitigation
013	Watson Creek	Conservation	Mitigation
014	Cedar Flat	Residential	Mitigation
015	North Star	Recreation	Mitigation
016A	Carnelian Woods	Residential	Mitigation
016B	Carnelian Bay Subdivision	Residential	Mitigation
017	Carnelian Bay CP	Tourist	Redirection
018	Flick Point/Agate Bay	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
019	Martis Peak	Conservation	Mitigation
020	Kingswood West	Residential	Mitigation
021	Tahoe Estates	Residential	Mitigation
022	Tahoe Vista CP	Tourist	Redirection
023	Tahoe Vista Subdivision	Residential	Mitigation
024A	North Tahoe Recreation Area	Recreation	Mitigation
024B	Snow Creek	Recreation	Mitigation
025	Kingswood East	Residential	Mitigation
026	Kings Beach Industrial CP	Commercial/ Public Service	Redirection
027	Woodvista	Residential	Mitigation
028	Kings Beach Residential	Residential	Redirection
029	Kings Beach Commercial CP	Commercial/ Public Service	Redirection
030	Mount Rose	Conservation	Mitigation
031	Brockway	Residential	Mitigation
032	North Stateline Casino Core CP	Tourist	Redirection
033	Stateline Point	Residential	Mitigation
034	Crystal Bay	Residential	Mitigation
035	Crystal Bay Condominiums	Residential	Mitigation
036	Incline Village #4/Ponderosa	Residential	Mitigation
037	Lakeview	Residential	Mitigation
038	Wood Creek	Residential	Mitigation
039	Incline Village #2	Residential	Mitigation
040	Incline Village #1	Residential	Mitigation
041	Incline Village #3	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
042	Incline Village #5	Residential	Mitigation
043	Chateau/Country Club	Residential	Mitigation
044	Fairway	Residential	Mitigation
045	Incline Village Commercial CP	Commercial/ Public Service	Mitigation
046	Incline Village Residential	Residential	Mitigation
047	Tunnel Creek	Conservation	Mitigation
048	Incline Village Tourist CP	Tourist	Mitigation
049	Mill Creek	Residential	Mitigation
050	Mt. Shadows	Residential	Mitigation
051	Tyrolian Village	Residential	Mitigation
052	Incline Ski	Recreation	Mitigation
053	Incline Lake	Recreation	Mitigation
054	Ponderosa Ranch CP	Commercial/ Public Service	Redirection
055	East Shore	Recreation	Mitigation
056	Marlette Lake	Conservation	Mitigation
057	Spooner Lake	Recreation	Mitigation
058	Glenbrook	Residential	Mitigation
059	Shakespeare Point	Residential	Mitigation
060	Genoa Peak	Conservation	Mitigation
061	Logan Creek	Residential	Mitigation
062	Cave Rock	Residential	Mitigation
063	Lincoln	Residential	Mitigation
064	Lakeridge	Residential	Mitigation
065	Skyland	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
066	Zephyr Cove	Recreation	Mitigation
067	Marla Bay/Zephyr Heights	Residential	Mitigation
068	Round Mound	Recreation	Mitigation
069	Elk Point	Residential	Mitigation
070A	Edgewood	Recreation	Mitigation
070B	Rabe	Recreation	Mitigation
071	Round Hill Commercial CP	Commercial/ Public Service	Mitigation
072	Round Hill/Tahoe Dempsy	Residential	Mitigation
073	Lake Village	Residential	Mitigation
074	Round Hill Residential	Residential	Mitigation
075	Douglas County Sewer Improvement District	Commercial/ Public Service	Mitigation
076	Kingsbury Commercial CP	Commercial/ Public Service	Mitigation
077	Oliver Park	Residential	Redirection
078	Middle Kingsbury	Residential	Mitigation
079	Chimney Rock	Residential	Mitigation
080	Kingsbury Drainage	Conservation	Mitigation
081	Kingsbury Village	Residential	Mitigation
082	Upper Kingsbury	Residential	Mitigation
083	Kingsbury Heights	Residential	Mitigation
084	Palisades	Residential	Mitigation
085	Lakeview Heights	Residential	Mitigation
086	Heavenly Valley Nevada	Recreation	Mitigation
087	Heavenly Valley California	Recreation	Mitigation
088	Tahoe Village	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
089	Lakeside Park	Residential	Mitigation
089A	Stateline CP	Tourist	Mitigation
089B	Stateline/Ski Run CP	Tourist	Redirection
090	Tahoe Meadows	Residential	Mitigation
091	Stateline/Ski Run CP	Tourist	Redirection
092	Pioneer/Ski Run	Residential	Redirection
093	Bijou	Residential	Mitigation
094	Glenwood	Residential	Mitigation
095	Trout/Cold Creek	Conservation	Mitigation
096	Pioneer Village	Residential	Mitigation
097	Bijou Pines	Residential	Mitigation
098	Bijou/Al Tahoe CP	Commercial/ Public Service	Redirection
099	Al Tahoe Residential	Residential	Redirection
100	Truckee Marsh	Conservation	Maximum Regulation
101	Bijou Meadow	Recreation	Mitigation
102	Tahoe Keys	Residential	Mitigation
103	Sierra Tract - Commercial	Commercial/ Public Service	Redirection
104	Highland Woods	Residential	Mitigation
105	Sierra Tract	Residential	Redirection
106	Montgomery Estates	Residential	Mitigation
107	Black Bart	Residential	Mitigation
108	Winnemucca	Residential	Mitigation
109	Tahoe Valley Campground	Recreation	Mitigation
110	South "Y"	Commercial/ Public Service	Redirection

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
111	Tahoe Island	Residential	Mitigation
112	Gardner Mountain	Residential	Mitigation
113	Industrial Tract	Commercial/ Public Service	Redirection
114	Bonanza	Residential	Mitigation
115	Golden Bear	Residential	Mitigation
116	Airport	Commercial/ Public Service	Redirection
117	Tahoe Paradise (T.P.) Washoan	Residential	Mitigation
118	Twin Peaks	Conservation	Mitigation
119	Country Club Meadow	Recreation	Mitigation
120	Tahoe Paradise (T.P.) Meadowvale	Residential	Mitigation
121	Freel Peak	Conservation	Maximum Regulation
122	Tahoe Paradise - Mandan	Residential	Mitigation
123	Meyers Forest	Conservation	Mitigation
124	Meyers Residential	Residential	Mitigation
125	Meyers Commercial CP	Commercial/ Public Service	Mitigation
126	Pope Beach	Recreation	Redirection
127	Camp Richardson	Recreation	Mitigation
128	Baldwin	Recreation	Redirection
129	Fallen Leaf North	Recreation	Mitigation
130	Angora Ridge	Conservation	Mitigation
131	Angora Highlands	Residential	Mitigation
132	Mountain View	Residential	Mitigation
133	Tahoe Paradise - Upper Truckee	Residential	Mitigation
134	Echo View	Residential	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
135	Tahoe Paradise - Chiapa	Residential	Mitigation
136	KOA/Rainbow	Recreation	Mitigation
137	Christmas Valley	Residential	Mitigation
138	Tahoe Paradise - Nahane	Residential	Mitigation
139	Dardenelles	Conservation	Maximum Regulation
140	Echo Summit	Recreation	Mitigation
141	Luther Pass	Recreation	Mitigation
142	Echo Lake	Recreation	Mitigation
143	Desolation	Conservation	Maximum Regulation
144A	Fallen Leaf Forest Service Tracts	Recreation	Mitigation
144B	Lily/Angora Lakes	Recreation	Mitigation
145	South Fallen Leaf Lake	Residential	Mitigation
146	Emerald Bay	Recreation	Mitigation
147	Paradise Flat	Residential	Mitigation
148	Meeks Creek	Conservation	Mitigation
149	Rubicon	Residential	Mitigation
150	Meeks Bay	Recreation	Redirection
151	Glenridge	Residential	Mitigation
152	McKinney Lake	Conservation	Mitigation
153	Sugar Pine Point	Recreation	Mitigation
154	Tahoma Residential	Residential	Mitigation
155	Tahoma Commercial	Tourist	Redirection
156	Chambers Landing	Residential	Mitigation
157	Homewood/Tahoe Ski Bowl	Recreation	Mitigation

<u>PLANNING AREA NUMBER AND NAME</u>		<u>DESIGNATIONS</u>	
		<u>Land Use</u>	<u>Management</u>
158	McKinney Tract	Residential	Mitigation
159	Homewood Commercial	Tourist	Redirection
160	Homewood Residential	Residential	Mitigation
161	Tahoe Pines	Residential	Mitigation
162	Blackwood	Conservation	Mitigation
163	Lower Ward Valley	Conservation	Mitigation
164	Sunnyside/Skyland	Residential	Mitigation
165	Timberland	Residential	Mitigation
166	Upper Ward Valley	Recreation	Mitigation
167	Alpine Peaks	Residential	Mitigation
168	Talmont	Residential	Mitigation
169	Sunnyside	Tourist	Redirection
170	Tahoe Park/Pineland	Residential	Mitigation
171	Tavern Heights	Residential	Mitigation
172	Mark Twain Tract	Residential	Redirection
173	Granlibakken	Tourist	Mitigation
174	64 Acre Tract	Recreation	Redirection
175	Cascade Properties	Residential	Mitigation