

# Regional Plan Update Committee \* December 6, 2011

## ACTION Sheet Summary

*Actions are listed for the agenda items covered at the December 6, 2011 RPU Committee meetings.*

*Committee membership at the December 6, 2011 meeting session included Shute (CA), Reedy (NV), Aldean (NV), Sevison (CA), Robinson (NV), Fortier (CA). Bresnick (CA) tentatively resigned from the RUPC.*

*All actions noted in the summary sheet are “straw votes”. “Straw votes” provide policy direction to staff regarding what changes to include in the Draft Regional Plan Update. “Straw Votes” are non-binding and do not obligate Committee members to vote the same way in the future. Only official votes by the TRPA Governing Board are binding.*

### December 6, 2011 Action items

#### 1. Discussion and Possible Action on changes to 11/15 &16/2011 Action Sheet.

**Committee Action:** The Committee voted unanimously (6-0) to approve the 11/15 &16/2011 Action sheets with modifications to LU-1.2, LU-4.13 and LU-4 Implementation Measures (4<sup>th</sup> bullet). Approved language as well as deleted language for LU-2.1 approved by the Committee and omitted in the 11/16/2011 action sheet is reflected on page 8 and 9 in Attachment A. The RPU Committee also directed TRPA staff to define Resource Management as part of Policy LU-2.2. This language is also reflected on page 9 in Attachment A.

#### 2. Discussion and Possible Action on resignation of committee member Mara Bresnick.

**Committee Action:** The Committee discussed alternatives to committee member Mara Bresnick’s resignation and deferred action until Ms. Bresnick intentions are discussed at the December 14, 2011 Governing Board Meeting. The Committee directed TRPA staff to add this item to the December 15, 2011 RPUC Agenda. The Committee further decided to have all items involving the subcommittee made up of Claire Fortier and Mara Bresnick be addressed by the full RPU Committee.

#### 3. Discussion and Possible Action on Land Use Policy 4.5

**Committee Action:** The Committee voted unanimously (6-0) to support language for LU Policy 4.5. Approved language is reflected on page 9 in Attachment A.

#### 4. Discussion and Possible Action on Land Use Policy 5.2

**Committee Action:** The Committee voted unanimously (6-0) to support language for LU Policy 5.2. Approved language is reflected on page 9 in Attachment A.

**5. Discussion and Possible Action on the November 30, 2011 staff summary Working TRPA Definitions List.**

**Committee Action:** The Committee discussed staff drafted TRPA working definitions and took no action. Staff will recommend specific amendments to the Definitions chapter of Code at a later meeting.

**6. Discussion and Possible Action on Land Use Policy 4.1**

**Committee Action:** The Committee voted unanimously (6-0) to support proposed language for LU Policy 4.1 with modifications. Approved language is reflected on pages 9-12 in Attachment A.

**7. Discussion and Possible Action on Land Use Policy 4.12**

**Committee Action:** The RPU Committee deferred action on Policy LU-4.12 and directed TRPA staff to work through modified language with the Local Government Committee and return with a recommendation for the RPU Committee.

**8. Discussion and Possible Action on former policies 3, 4, 5 and 6 under Goal LU-2.**

**Committee Action:** The Committee voted unanimously (6-0) to support proposed stricken, relocated and amended language from former policies 3, 4, 5 and 6 under Goal LU-2. Approved language is reflected on pages 12-17 in Attachment A.

**9. Discussion and Possible Action on Land Use Policies LU-2.3 to LU-2.9**

**Committee Action:** The Committee voted unanimously (6-0) to hold action on Policies LU-2.5, 2.6 and 2.9 and voted unanimously (6-0) to support proposed language for Policies LU-2.3, 2.4, 2.7 and 2.8 with modifications for LU-2.8. Approved language is reflected on pages 17-18 in Attachment A.

**10. Discussion and Possible Action on Land Use Policy 2.10**

**Committee Action:** The Committee voted unanimously (6-0) to support language for LU Policy 2.10. Approved language is reflected on page 18 in Attachment A.

**11. Discussion and Possible Action on Land Use Policy 2.11 and 2.12**

**Committee Action:** The Committee voted unanimously (6-0) to support proposed language for LU Policy 2.11 and 2.12. Approved language is reflected on pages 19-20 in Attachment A.

**12. Discussion of Possible Action on schedule for December 13, 2011 meeting**

**Committee Action:** The Committee directed TRPA staff to focus the December 13, 2011 meeting on Recreation, Public Service and Introduction sections of the RPU to accommodate conflicts with the City of South Lake Tahoe Council meeting schedule.

# Regional Plan Update Committee \* December 13, 2011

## ACTION Sheet Summary

*Actions are listed for the agenda items covered at the December 13, 2011 RPU Committee meetings.*

*Committee membership at the December 13, 2011 meeting session included Shute (CA), Reedy (NV), Aldean (NV), Robinson (NV), Sevison (CA) arrived late at the start of Action Item 4, Fortier (CA) absent. The Committee confirmed Bresnick's (CA) resignation from the RUPC.*

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### December 13, 2011 Action items

#### 1. Discussion and Possible Action on proposed Recreation Element.

**Committee Action:** The Committee voted unanimously (4-0) to support the Recreation Element with modifications to Goal R-5. Approved language is reflected on pages 21-29 in Attachment A.

#### 2. Discussion and Possible Action on proposed Public Services Element.

**Committee Action:** The Committee voted unanimously (4-0) to support the Public Services Element. Approved language is reflected on pages 29-32 in Attachment A.

#### 3. Discussion and Possible Action on RPU Committee membership.

**Committee Action:** The Committee confirmed the resignation of Mara Bresnick and voted unanimously (4-0) to recommend that Committee membership to remain unchanged at 6 members.

#### 4. Discussion and Possible Action on proposed Introduction

**Committee Action:** The Committee directed staff to revise the Introduction to address a number of topics and held action on the chapter until the Committee can review the modified draft at a later date.

#### 5. Discussion and Possible Action on proposed modifications to LU-2.5 and LU-2.6

**Committee Action:** The Committee voted unanimously (5-0) to support proposed modified language for Land Use policy LU-2.6 with additional modifications. Approved language is reflected on pages 32-33 in Attachment A.

**6. Discussion and Possible Action on proposed modifications to LU-2.9 and LU-2.16**

**Committee Action:** The Committee voted unanimously (5-0) to support the deletion of Land Use policies LU-2.9 and LU-2.16 and to add modified language to LU-2 Implementation Measures. Approved language is reflected on pages 33-34 in Attachment A.

**7. Discussion and Possible Action on proposed modifications to LU-13**

**Committee Action:** The Committee voted (4-1) to support proposed modified language for combined Land Use Policy LU-13 and LU-14 with additional modifications. (Yay: *Reedy, Aldean, Sevison, and Robinson*; Nay: *Shute*) Approved language is reflected on pages 34-36 in Attachment A. Minority opinion language will be drafted in coordination with Clem Shute at a later date.

# Regional Plan Update Committee \* December 15, 2011

## ACTION Sheet Summary

*Actions are listed for the agenda items covered at the December 15, 2011 RPU Committee meetings.*

*Committee membership at the December 15, 2011 meeting session included Shute (CA), Reedy (NV), Robinson (NV), Sevison (CA), Fortier (CA), Aldean (NV) absent.*

*All actions noted in the summary sheet are “straw votes”. “Straw votes” provide policy direction to staff regarding what changes to include in the Draft Regional Plan Update. “Straw Votes” are non-binding and do not obligate Committee members to vote the same way in the future. Only official votes by the TRPA Governing Board are binding.*

### December 15, 2011 Action items

#### 1. Discussion and Possible Action on proposed Policy LU-2.15

**Committee Action:** The Committee voted unanimously (5-0) to support proposed language for Land Use Policy LU-2.15 with modifications. Approved language is reflected on pages 37-38 in Attachment A.

#### 2. Discussion and Possible Action on proposed LU-2 Implementation Measures

**Committee Action:** The Committee voted unanimously (5-0) to support proposed language for Land Use LU-2 Implementation Measures bullets 1, 2, and 4 with modifications. Approved language is reflected on page 38-39 in Attachment A. The Committee directed staff to hold on bullet 3 and return with draft language addressing when field verification criteria is not required.

#### 3. Discussion and Possible Action on proposed modified language for LU-4.12

**Committee Action:** The Committee reviewed modified language recommended by the Local Government Committee for Land Use Policy LU-4.12 and voted (4-1) to support proposed language with additional modifications. Approved language is reflected on pages 39-40 in Attachment A. Minority opinion language will be drafted in coordination Clem Shute at a later date.

#### 4. Discussion and Possible Action on proposed modified language for LU-4 Implementation Measures

**Committee Action:** The Committee voted unanimously (5-0) to support proposed language for Land Use LU-4 Implementation Measures for Local Plan monitoring, reviewing and reporting standards. Approved language is reflected on page 40 in Attachment A.

**5. Discussion and Possible Action on proposed language for Goal LU-3 and Policies LU-3.1 through 3.5**

**Committee Action:** The Committee voted unanimously (5-0) to support proposed language for Land Use Goal LU-3 and Land Use Policies LU-3.1 through LU-3.5 with modifications. Approved language is reflected on pages 40-41 in Attachment A.

**6. Discussion and Possible Action on proposed language for LU-3.6 through LU-3.8**

**Committee Action:** The Committee voted unanimously (5-0) to support proposed language for Land Use Policies LU-3.6 through LU-3.8. Approved language is reflected on pages 41-42 in Attachment A.

**7. Discussion and Possible Action on proposed language for LU-3 Implementation Measures, bullet #2**

**Committee Action:** The Committee voted unanimously (5-0) to defer action on the second bullet under Land Use LU-3 Implementation Measures until more detailed information on subdivisions and the two-step process can be provided for review.

**8. Discussion and Possible Action on proposed language for LU-3 Implementation Measures, bullet #1 and the transfer table.**

**Committee Action:** The Committee voted unanimously (5-0) to tentatively support proposed language for Land Use LU-3 Implementation Measures bullet 1 and transfer table with modifications. In voting, the Committee recognized that the specific transfer ratios may be subject to refinement based on the findings of ongoing analysis. Approved language is reflected on pages 42-43 in Attachment A.

# Regional Plan Update Committee Action Sheet - Attachment A

December 6, 2011

RPU Committee members voted to approve the following language:

## 12/06/2011 Action Item #1:

~~LU-1.2. THE REGIONAL PLAN GIVES A HIGH PRIORITY TO CORRECTING PAST DEFICIENCIES IN LAND USE. THE PLAN SHALL ENCOURAGE A REDIRECTION STRATEGY FOR SUBSTANTIALLY AND ADVERSELY ALTERED AREAS, WHEREVER FEASIBLE.~~ 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.

~~A redirection strategy provides for~~ To correct this, environmentally beneficial redevelopment programs as well as for and rehabilitation of identified Town Centers, Regional Centers and the High Density Tourist District is a priority ~~developed areas in need of improvement.~~

LU-4.13 TRPA SHALL TAKE AN ACTIVE ROLE IN ASSISTING WITH THE DEVELOPMENT OF CONFORMING LOCAL PLANS TO HELP ENSURE THAT LOCAL PLANS ARE IN CONFORMANCE WITH TRPA REQUIREMENTS. LOCAL GOVERNMENTS SHALL ALSO SEEK REVIEW AND COMMENT FROM ALL PUBLIC AGENCIES WITH JURISDICTIONAL AUTHORITY AT APPROPRIATE POINTS IN THE PLANNING PROCESS TO ENSURE THAT REQUIREMENTS OF OTHER PUBLIC AGENCIES ARE ADDRESSED. THIS POLICY IS INTENDED TO ENSURE THAT EACH LOCAL PLAN, AND ZONING AND DEVELOPMENT CODES WITHIN THE PLAN, WHEN PRESENTED TO TRPA FOR CONFORMANCE REVIEW AND APPROVAL, WILL HAVE ADDRESSED THE NEEDS AND CONCERNS OF THE COMMUNITY AND WILL BE CONSISTENT WITH ALL APPLICABLE LOCAL, STATE, AND REGIONAL PLAN REQUIREMENTS.

### LU-4 Implementation Measures

- Amend Chapter 12, 13, 14, the Plan Area Statements and the Land Use Map to incorporate the following seven major land use classifications (Wilderness, Backcountry, Conservation, Recreation, Residential, Mixed-Use and Tourist) and three overlay districts (Town Centers, Regional Centers and the High Density Tourist District).
- Amend the Development Code to reflect the Local Planning process outlined in Goal LU-4.
- Amend the appropriate Plan Area Statement to recognize Tribal ownership of parcels located on the East Shore of Lake Tahoe.
- Amend the Code to state that the Code, Plan Area Statements, and other adopted plans as amended by the Regional Plan update will remain in effect until superseded by local government plans.



~~LU-2.1. THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD-CARRYING CAPACITIES.~~

~~Population growth in the Region will be guided by the limitations on land use set forth in the Plan. This Plan identifies land use, densities, traffic volumes, urban boundaries, and other factors that indirectly determine the population at any given time. All of these factors have been set to ensure compliance with the environmental thresholds.~~

#### LU-2.2

Resource Management: Resource Management activities pertaining to the utilization, management, or conservation of natural resources shall be limited to those activities that are consistent with policies of this plan and of other adopted plans.

#### 12/06/2011 Action Item #3:

LU-4.5 TRPA SHALL REQUEST THAT ALL LOCAL GOVERNMENTS IN THE REGION PROVIDE WRITTEN STATEMENTS INDICATING THEIR INTENT TO PREPARE LOCAL PLANS AND THEIR ANTICIPATED SCHEDULE FOR COMPLETION OF LOCAL PLANS. STATEMENTS OF INTENT SHOULD BE PROVIDED TO TRPA NO LATER THAN DECEMBER 31, 2013. THE TRPA GOVERNING BOARD SHALL EVALUATE THE LOCAL GOVERNMENT STATEMENTS OF INTENT AND DEVELOP AN ACTION PLAN BY APRIL 30, 2014. THE ACTION PLAN MAY INCLUDE UPDATES AND CONSOLIDATIONS OF PLAN AREA STATEMENTS, COMMUNITY PLANS AND OTHER PLANS FOR AREAS THAT ARE NOT INCLUDED IN LOCAL PLANS.

#### 12/06/2011 Action Item #4:

LU-5.2 WHERE NECESSARY FOR THE REALIZATION OF THE REGIONAL PLAN, THE AGENCY MAY ENGAGE IN COLLABORATIVE PLANNING WITH LOCAL GOVERNMENTAL JURISDICTIONS LOCATED OUTSIDE THE REGION, BUT CONTIGUOUS TO ITS BOUNDARIES. THE TRPA GOVERNING BOARD SHALL INITIATE ALL COLLABORATIVE PLANNING EFFORTS THAT ARE AUTHORIZED BY THIS POLICY.

~~THE AGENCY SHALL DEVELOP JOINT REVIEW AGREEMENTS WITH PUBLIC ENTITIES ADJOINING THE REGION TO CONSIDER ACTS OF DEVELOPMENT OR IMPACTS OF DEVELOPMENT THAT CROSS JURISDICTIONAL BOUNDARIES.~~

~~As authorized in the Compact, TRPA will develop such joint agreements with Placer County, El Dorado County, Washoe County, City and County of Carson City, Douglas County, and appropriate state and federal agencies to ensure that land use decisions of those entities that have a significant impact on the Tahoe Region are reviewed by the Agency.~~

#### 12/06/2011 Action Item #6:

LU-4.1 THE REGIONAL PLAN LAND USE MAP IDENTIFIES GROUPINGS OF GENERALIZED LAND USES AND PRIORITY REDEVELOPMENT AREAS IN THE REGION. ~~SPECIFIC LAND USE POLICIES SHALL BE IMPLEMENTED THROUGH THE USE OF PLANNING AREA STATEMENTS FOR EACH OF THE PLANNING AREAS IDENTIFIED IN THIS PLAN (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE AND CHARACTER HAVE BEEN~~ ARE MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE

FOLLOWING ~~FIVE SEVEN~~ LAND USE CLASSIFICATIONS: WILDERNESS, BACKCOUNTRY, CONSERVATION, RECREATION, RESIDENTIAL, ~~COMMERCIAL AND PUBLIC SERVICE~~MIXED-USE, AND TOURIST. THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. EXISTING URBANIZED AREAS ARE IDENTIFIED AS TOWN CENTERS, REGIONAL CENTERS AND THE HIGH DENSITY TOURIST DISTRICT. TOWN CENTERS, REGIONAL CENTERS AND THE HIGH DENSITY TOURIST DISTRICT ARE THE AREAS WHERE SUSTAINABLE REDEVELOPMENT IS ENCOURAGED.~~MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. OTHER DETAILED PLANS, SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED. THESE DETAILED PLANS MAY COMBINE TWO OR MORE OF THE FIVE LAND USE CLASSIFICATION~~

Since the development permitted under this Plan is generally limited to the existing urban boundaries in which uses have already been established, the concept of this land use plan is directed toward encouraging ~~regulating~~ in-fill and redirection. The intent of this system is to provide flexibility when dealing with existing uses, continuation of acceptable land use patterns, and redirection of unacceptable land use patterns. Implementation ordinances set forth the detailed management criteria and allowed uses for each land use classification.

### Wilderness

Wilderness Districts are designated and defined by the U.S. Congress as part of the National Wilderness Preservation System. These lands offer outstanding opportunities for solitude and primitive, unconfined recreation experiences, and they contain ecological, geological, and other features of scientific, educational, scenic, and historic value. The wilderness designation is intended to protect and preserve such areas for present and future generations. These lands are managed to prevent the degradation of wilderness character. Natural ecological processes and functions are preserved, and restored where necessary. Permanent improvements and mechanized uses are prohibited. Wilderness District lands within the Tahoe Region include portions of the Desolation, Granite Chief, and Mount Rose Wilderness Areas.

### Backcountry

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

### Conservation

Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity

resource management. Conservation areas include (1) public lands already set aside for this purpose, (2) high-hazard lands, stream environment zones, and other fragile areas, without substantial existing improvements, (3) isolated areas which do not contain the necessary infrastructure for development, (4) areas capable of sustaining only passive recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management.

### **Recreation**

Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this Plan identifies as recreation areas include (1) areas of existing private and public recreation use, (2) designated local, state, and federal recreation areas, (3) areas without overriding environmental constraints on resource management or recreational purposes, and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas.

### **Residential**

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

### **Mixed-Use**

Mixed-use ~~Commercial and Public Service~~ areas are urban areas that have been designated to provide a mix of commercial, ~~and public services,~~ and residential uses to the Region or have the potential to provide future commercial, ~~and public services~~ and residential uses. The purpose of this classification is to concentrate ~~such services~~ higher intensity land uses for public convenience, and enhanced sustainability, ~~separate incompatible uses, and allow other noncommercial uses if they are compatible with the purpose of this classification and other goals of this Plan.~~ These lands include: (1) areas now developed for commercial or public service uses; (2) in the case of public services, lands designated for, or in, public ownership; (3) areas suitable to encourage the concentration of compatible services; (4) areas of good-to-moderate land capability; and (5) areas with adequate public services and transportation linkages.

### **Tourist**

Tourist areas are urban areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the Compact as suitable for gaming. These lands include ~~areas that are: (1) areas now developed with high concentrations of visitor accommodations and related uses; (2) lands on which gaming is a permitted and recognized use; (3) lands of good-to-moderate land capability; and (4) areas with adequate public services and transportation linkages.~~

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

### **Town Center Overlay**

Town Centers contain most of the region's non-residential services and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town Centers are targeted for redevelopment in a manner that improves environmental conditions,

creates a more sustainable and less auto-dependent development pattern and provides economic opportunities in the region.

### Regional Center Overlay

The Regional Center area includes a variety of land uses in the core of South Lake Tahoe, including the Gondola and base lodge facilities for Heavenly Ski Area. Development patterns in the Regional Center have been and should continue to be more intensive than Town Centers and less intensive than the High Density Tourist District. Older development within the Regional Center is a significant source of sediment and other water contaminants. The Regional Center is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities in the region.

### High Density Tourist District Overlay

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

## **12/06/2011 Action Item #8:**

~~3. THE PLANNING AREA STATEMENTS SHALL ALSO IDENTIFY THE MANAGEMENT THEME FOR EACH PLANNING AREA BY DESIGNATING EACH AREA FOR (1) MAXIMUM REGULATION, (2) DEVELOPMENT WITH MITIGATION, OR (3) REDIRECTION OF DEVELOPMENT. THESE DESIGNATIONS SHALL PROVIDE ADDITIONAL POLICY DIRECTION FOR REGULATING LAND USE.~~

~~The maximum regulation designation applies primarily to conservation areas. Areas with this designation shall be strictly regulated to ensure preservation and enhancement of the existing environment, with little or no additional development of residential, commercial, tourist, recreation, or public service uses.~~

~~The development with mitigation designation is the predominant management theme. Most areas of existing residential or recreational use carry this designation. Areas with this designation can accommodate additional development if the impacts are fully mitigated and the land is capable of withstanding the use. Both on-site and off-site mitigation of environmental impacts from development shall be required.~~

~~The redirection of development designation is designed primarily to improve environmental quality and community character by changing the direction of development or density through relocation of facilities, rehabilitation or restoration of existing structures and uses, and limited new development. The purpose of this designation is to reduce impervious coverage, restore natural environments, improve the efficiency of transportation systems, improve scenic quality, and provide high quality facilities for residents and visitors alike. Local government participation in redevelopment of appropriate areas shall be encouraged.~~

~~4. THE PLANNING AREA STATEMENTS SET FORTH SPECIAL POLICY DIRECTION TO RESPOND TO THE PARTICULAR NEEDS, PROBLEMS, AND FUTURE DEVELOPMENT OF A SPECIFIC AREA. EACH PLANNING AREA STATEMENT MAY VARY IN DETAIL OR SPECIFICITY DEPENDING ON THE NATURE OF THE AREA AND THE DETAIL OR SPECIFICITY OF RELATED LOCAL JURISDICTION PLANS.~~

~~This policy allows the Regional Plan to respond to the individual needs of a particular neighborhood, undeveloped area, or other area. Each planning area statement describes~~

~~the area, its existing uses and environment, its special problems, its minimum and maximum intensity of uses, density of land use permitted, and policies for allowed, prohibited, non-conforming, and special uses.~~

~~The foregoing requirements shall be depicted on Plan Area Statement Maps, which shall designate areas available for development according to the various land use classifications. Areas depicted on these maps shall reflect a reasonable projection of the amount of land available for the specific uses allowed in that area for the life of the Plan. The Plan Area Statement Maps shall be coordinated with other TRPA maps to permit ready determination of the constraints on development and the location of other relevant information including:~~

- ~~—— Stream Environment Zones (SEZs)~~
- ~~—— SEZ Restoration Programs~~
- ~~—— Capital Improvement Programs~~
- ~~—— Stream Habitat Quality~~
- ~~—— Historical Sites~~
- ~~—— Public Facilities Development Programs~~
- ~~—— Wildlife Habitat~~
- ~~—— Special, Sensitive, and Uncommon Plants~~
- ~~—— Fish Habitat~~
- ~~—— Transportation Corridors~~
- ~~—— Special Interest Species Areas~~
- ~~—— Land Capability~~
- ~~—— Sending and Receiving Areas for Transfer of Development Rights~~

~~5. ALL PLAN AREA STATEMENTS, COMMUNITY PLANS, OR OTHER SPECIFIC PLANS ADOPTED BY THE AGENCY SHALL SPECIFY THE TOTAL ADDITIONAL DEVELOPMENT WHICH MAY BE PERMITTED WITHIN THE REGION, NOT TO EXCEED THE LIMITATIONS SET FORTH IN A, B, C, D, AND E, BELOW. RECONSTRUCTION AND RELOCATION OF EXISTING DEVELOPMENT ARE NOT CONSIDERED ADDITIONAL DEVELOPMENT. (SEE DEVELOPMENT AND IMPLEMENTATION PRIORITIES SUBELEMENT FOR GROWTH MANAGEMENT AND TRANSFER OF DEVELOPMENT PROVISIONS.)~~

~~The Environmental Impact Statement prepared for this Plan analyzed impacts based on defined development parameters which are integrated into this Plan. It is the intent of this Policy to insure that these parameters are incorporated, both individually and cumulatively, into the Land Use Element. These limitations shall be expressed in appropriate land use regulations, such as zoning, use limitations, floor area limitations, allocation limits and other such regulations. For the purposes of this Plan, the development regulated is categorized as residential, tourist accommodation, commercial, recreation, public service, and resource management.~~

~~Residential: Each undeveloped legal parcel existing at the time of the adoption of this plan (estimated at approximately 16,000), unless otherwise restricted, has a development right of one residential unit, except where additional development rights are acquired pursuant to Goal #2, of the development and implementation priorities, or acquired pursuant to Goal #3, of the development and implementation priorities subelement. The total number of multi-residential additional units permitted shall not~~

~~exceed 1400 additional units.<sup>§§</sup> (See Goals #2 and #3 of the Development and Implementation Priorities Subelement for more detail.)<sup>§</sup>~~

~~Tourist Accommodation: There is a limited need for additional tourist accommodation units. Based on demonstrated need, projects may be permitted additional units as specified within a community plan and as provided for in Goal #3, of the Development and Implementation Priorities Subelement. The total number of additional tourist accommodation units shall not exceed 400 units.<sup>§§</sup>. (See Goals #2 and #3 of the Development and Implementation Priorities Subelement for more detail.)~~

~~Commercial: The amount of additional commercial development is based on the estimated needs of the region. Commercial development may be permitted as specified in plan area statements, community plans, or other specific plans. The total additional gross commercial floor area permitted shall not exceed 800,000 sq. ft., excluding minor expansion, for the first 20 years of this plan. (See Goal #2 of the Development and Implementation Priorities Subelement for more detail.)~~

~~Recreation: Additional recreation uses may be permitted only as specified within plan area statements, community plans or other specific plans. The total capacity of additional outdoor recreational facilities for the region shall not exceed 6,114 persons at one time (PAOTs) for overnight facilities, 6,761 PAOTs for summer day use facilities, and 12,400 PAOTs for winter day use facilities. (See Recreation Element for more detail.)~~

~~Public Service: Additional public service development shall be limited to those projects needed to serve the other development permitted by this plan. (See Public Service Element.)~~

~~6. **IN ORDER TO BE RESPONSIVE TO THE NEEDS AND OPPORTUNITIES OF VARIOUS AREAS WITHIN THE REGION, SPECIFIC COMMUNITY PLANS (CPs) MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. COMMUNITY PLANS SHALL GUIDE DEVELOPMENT IN SPECIFIED AREAS FOR AT LEAST THE FIRST TEN YEARS OF THE PLAN AND SHALL BE KEPT CURRENT BY PERIODIC REVIEW. THE TRPA SHALL ACTIVELY ENCOURAGE PROMPT DEVELOPMENT OF COMMUNITY PLANS FOR ALL DESIGNATED AREAS, WITH A GOAL OF COMPLETING THE COMMUNITY PLANS BY DECEMBER 1, 1989. THE AREAS DESIGNATED SHALL BE THOSE WHERE COMMERCIAL USE IS CONCENTRATED OR SHOULD BE CONCENTRATED. THEY SHALL BE AREAS SERVED, OR EASILY SERVED, BY TRANSIT SYSTEMS, WHICH HAVE ADEQUATE HIGHWAY ACCESS, WHICH HAVE, OR CAN HAVE, HOUSING IN THE VICINITY AVAILABLE FOR EMPLOYEES WORKING IN THE AREA, AND WHICH OTHERWISE QUALIFY AS AREAS SUITABLE FOR CONTINUED OR INCREASED LEVELS OF COMMERCIAL ACTIVITY. SOME AREAS, BECAUSE OF THEIR EXISTING AND PROPOSED DEVELOPMENT PATTERNS, MAY INCORPORATE MORE THAN COMMERCIAL USE CLASSIFICATIONS.**~~

~~A. Areas eligible for community plans are shown on the map located inside the back cover:~~

~~B. Plan Area Statement Maps shall show preliminary boundaries for the community plans, as well as the hydrologic boundaries within which certain land coverage transfer programs can occur.~~

~~C. Ordinances shall establish standards that apply to community plans. Some standards may be replaced by specific provisions of adopted community plans if~~

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~~<sup>§§</sup> Amended 10/25/06~~

~~<sup>§</sup> Amended 4/24/02~~

~~such specific provisions are more appropriate to the situation and provide equal or superior measures to satisfy the environmental thresholds. If none are set in community plans, the regional standards shall apply.~~

~~Standards which may be replaced include:~~

- ~~1. parking requirements;~~
- ~~2. sign rules;~~
- ~~3. snow storage provisions;~~
- ~~4. landscaping requirements, other than erosion control requirements;~~
- ~~5. scenic design standards; and~~
- ~~6. density rules.~~

~~Standards not subject to replacement by community plans include:~~

- ~~1. land coverage; and~~
- ~~2. Best Management Practices.~~

~~D. Ordinances shall establish other requirements to be met by community plans such as:<sup>§</sup>~~

- ~~1. fair share of public recreation facilities;~~
- ~~2. provisions for reducing vehicle miles traveled;~~
- ~~3. targets for reducing existing coverage.~~
- ~~4. Provisions for the allocation of development; and~~
- ~~5. Assurance for the implementation of CP environmental improvement projects.~~

~~E. Components of a community plan shall include:<sup>§</sup>~~

- ~~1. assessment of needs, opportunities, limitations, and existing features;~~
- ~~2. statement of goals and objectives for the area;~~
- ~~3. maps, showing final boundaries, land uses permitted on specific parcels, and other relevant information; and~~
- ~~4. an integrated plan addressing land use, transportation, traffic circulation, parking, public service, housing (including affordable), recreation, allocation procedures, commitments for environmental improvement projects, special features or standards, CP implementation, consistency with the applicable plan area statements, coordination with monitoring, and other requirements of the Regional Plan.~~

~~F. Community plans shall set forth a schedule showing how development is to be coordinated with public projects, including water quality improvements, transportation improvements, and other remedial projects, so that attainment of the applicable goals and standards is achieved.~~

~~G. The process for developing community plans shall follow the methods outlined below:~~

- ~~1. In consultation with local governments and the community, the Agency shall set the priorities for development of the community plans.~~

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<sup>§</sup>-Amended 09/23/08

- ~~2. The process for each CP shall begin as a result of a local government request, or by Agency initiative in recognition of local interest.~~
- ~~3. In partnership with one another, TRPA, local government, and the community shall assess the feasibility of undertaking the CP process. If the process is found to be feasible, recommendations shall be made concerning plan boundaries, time schedules, applicable standards required to be met, fair share of public recreation facilities, provisions for reducing vehicle miles traveled, targets for reducing existing coverage, preliminary estimates of commercial floor area needs, and environmental documentation requirements.~~
- ~~4. The Agency shall review and approve, at its discretion, the community planning process proposed pursuant to (3) above. Also, based on the above recommendations, a preliminary allocation for additional commercial floor area from the amount allocated by TRPA to that jurisdiction shall be made. (See Development and Implementation Priorities Subelement Goal #2, Policy 4.)~~
- ~~5. A planning team, representing TRPA, local government, and the community, shall develop each community plan according to the following process:
  - ~~a) assessment of environmental opportunities and limitations;~~
  - ~~b) inventory and needs assessment;~~
  - ~~c) identification of applicable standards and constraints;~~
  - ~~d) development of draft alternative plans;~~
  - ~~e) environmental analysis and documentation (see (9) below); and~~
  - ~~f) selection of recommended alternative.~~~~

~~To the extent possible, consistent with available resources and community initiative, TRPA shall take a primary, active role in assisting development of community plans. To help ensure that proposed CPs meet all applicable local, state, and TRPA requirements, TRPA shall seek review and comment from all responsible public agencies at appropriate points in the CP planning process. It is the Agency's goal that each proposed community plan, when presented to TRPA for approval, will have addressed the needs and concerns of the community and will be consistent with all applicable local, state, and regional requirements.~~

- ~~6. Following completion of the above steps, the TRPA Advisory Planning Commission shall review the recommendations from the planning team and make a recommendation to the Governing Board.~~
- ~~7. TRPA must approve a community plan before it can take effect. Prior to such approval, TRPA shall determine compliance with: required standards, allocations of development limitations, and phasing of development with associated programs, such as remedial programs.~~
- ~~As part of the approval, TRPA shall establish the allocation of additional commercial floor area for the period ending December 31, 1996. TRPA shall make the initial allocation of additional commercial floor area taking into consideration such factors as demonstrated need, the expected ability to achieve or maintain environmental thresholds, the~~



~~reasonableness of projected time schedules, the degree of certainty for obtaining the needed funds for implementation, compatibility with other CPs and plans, and other relevant factors. The amount initially allocated shall be from the 75 percent portion designated for local jurisdictions for planning purposes. (See Development and Implementation Priorities Subelement, Goal #2, Policy 4.)~~

- ~~8. As soon as TRPA has reviewed a sufficient number of proposed community plans, to adequately assess the cumulative impacts of development and proposed mitigation, TRPA shall distribute the remainder of the 25 percent of the additional commercial floor area. This distribution shall reward those CPs which best demonstrate the ability to achieve and maintain environmental thresholds, and have a clearly demonstrated need for the additional allocation. TRPA shall retain a sufficient reserve to adequately address the needs of CPs not yet presented for review. However, it is the Agency's goal, acting in partnership with local interests, to achieve completion of CPs by December 31, 1989 in all areas where sufficient local interest and initiative exists to do such planning. Accordingly, TRPA anticipates the allocation of the remaining unallocated floor area by that date, so long as the allocation is supported by local needs assessments.~~
- ~~9. Before a community plan may be approved, TRPA must certify an environmental impact statement (EIS) for the community plan, except as noted in (10) below. (In California, where the CP is to be adopted as a general plan amendment or a specific plan, a joint EIS/EIR may be utilized.) The EIS may be useful for meeting subsequent environmental documentation requirements for more specific projects consistent with the community plan.~~
- ~~10. Simpler and more streamlined procedures for CPs with insignificant impacts may be provided for in the implementing ordinances. These procedures may allow preparation of appropriate environmental analysis and documentation other than an EIS. §~~

**12/06/2011 Action Item #9:**

**LU-2.37.NO NEW DIVISIONS OF LAND SHALL BE PERMITTED WITHIN THE REGION WHICH WOULD CREATE NEW DEVELOPMENT POTENTIAL INCONSISTENT WITH THE GOALS AND POLICIES OF THIS PLAN.**

**This policy does not consider the following divisions of land to be inconsistent when the result does not increase the development potential permitted by this Plan:**

- A. Division of land for the purposes of conveying a portion thereof to a governmental agency, public entity, or public utility.**
- B. Division of land for the purposes of creating cemetery lots.**
- C. Division of land ordered by a federal or state court of competent jurisdiction as a result of bona fide, adversary legal proceedings to which the Agency is a party. Any such division of land or approval of any other project or action resulting from such legal proceedings, shall be pursuant to an evaluation of the effect of such division or approval upon the Regional Plan, the environmental thresholds, and other**

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~~§-Amended 09/23/98~~

requirements of the Compact. Based on the above evaluation, appropriate adjustments to the Regional Plan shall be made.

- D. A modification to an existing subdivision or a lot line adjustment or lot consolidation, which does not result in any increase in development potential, or in present or potential land coverage or density, and shall not have an adverse impact upon the health, safety, general welfare or environment of the Region.
- E. Conversion of an existing structure, to a stock cooperative, community apartment, condominium, or any other form of divided interest; which conversion does not result in any increase in development potential, or in present or potential land coverage or density, and will not have an adverse impact upon the health, safety, general welfare or environment of the Region.
- F. Redivision, adjustment, or consolidation, of parcels within an existing urban area, as part of a TRPA approved redevelopment plan that does not increase development potential basin-wide.
- G. Division of land through condominiums, community apartments, or stock cooperatives within an existing urban area in conjunction with the approval of a project associated with an approved transfer of development, or otherwise in accordance with the provisions of this Plan. In order to subdivide a project under this provision, the project itself shall be approved prior to the approval of the division and in no case shall the division result in a greater amount, a different location, or a greater rate of development than otherwise permitted by this Plan.

**LU-2.48**.BUILDINGS, WHETHER CONFORMING OR NONCONFORMING, WHICH ARE DAMAGED OR DESTROYED BY FIRE OR OTHER SIMILAR CALAMITY, MAY BE REPAIRED OR REBUILT WITH NO REQUIREMENT FOR REDUCTION IN COVERAGE OR HEIGHT BY WAY OF FEE OR OTHERWISE. THIS POLICY APPLIES ONLY IF THE BUILDING IS RECONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ORIGINAL STRUCTURE AND, WITH NO INCREASE IN FLOOR AREA, LAND COVERAGE, HEIGHT, OR VOLUME. OTHER PROVISIONS GENERALLY APPLICABLE TO REHABILITATION OR RECONSTRUCTION OF BUILDINGS SHALL APPLY. THIS POLICY IS SUBJECT TO THE NATURAL HAZARDS SUBELEMENT, GOAL #1, POLICY 1. SPECIAL PROVISIONS SHALL APPLY TO BUILDINGS IN THE SHOREZONE, LAKEWARD OF THE HIGHWATER LINE.

**LU-2.744**.USES OF THE BODIES OF WATER WITHIN THE REGION SHALL BE LIMITED TO OUTDOOR WATER-DEPENDENT USES REQUIRED TO SATISFY THE GOALS AND POLICIES OF THIS PLAN.

This policy is intended to promote the use of waters of the Region for water-dependent outdoor recreation and to protect the scenic and natural qualities of such waters. Plan area statements shall detail the specific policies.

**LU-2.842**.RESTORATION AND REHABILITATION SHALL BE A HIGH PRIORITY FOR IMPROVING ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER OF AREAS DESIGNATED FOR REDIRECTION BUT NOT INCLUDED IN A REDEVELOPMENT PLAN.

The Regional Plan calls for improvement of environmental quality and community character in redirection areas ~~by the private sector~~ through restoration and rehabilitation. Implementation of rehabilitation and restoration strategies shall be by ordinance.

12/06/2011 Action Item #10:

**LU-2.1014**.THE PROVISIONS SET FORTH IN ARTICLE VI (d) THROUGH VI (i) OF THE COMPACT APPLY TO TRPA REGULATION OF STRUCTURES HOUSING GAMING.

12/06/2011 Action Item #9:

**GOAL #3**

**LU-2.11 ~~ALL NEW DEVELOPMENT SHALL CONFORM TO THE COEFFICIENTS OF~~ ALLOWABLE LAND COVERAGE IN THE TAHOE BASIN SHALL BE ~~ASSET~~ FORTH IN ACCORDANCE WITH THE LAND CAPABILITY DISTRICT CLASSIFICATION METHODOLOGY AND DISTRICT BASED LAND COVERAGE LIMITATIONS SET FORTH IN "THE LAND CAPABILITY CLASSIFICATION OF THE LAKE TAHOE BASIN, CALIFORNIA-NEVADA, A GUIDE FOR PLANNING, BAILEY, 1974."**

This ~~policy goal calls for policies which~~ limits allowable impervious land coverage associated with new development. These policies set allowable land coverage by applying the recommended Bailey land coverage coefficients to specifically defined and related areas. In some instances, provisions are made to allow additional coverage by transfer. The transfer programs shall operate by a direct offset method. In addition, land capability is one of the basic factors in determining the suitability of lands for development and appropriateness of land uses.

**POLICIES**

**LU-2.12 ALLOWED BASE LAND COVERAGE FOR ALL NEW PROJECTS AND ACTIVITIES SHALL BE CALCULATED BY APPLYING THE BAILEY COEFFICIENTS, AS SHOWN BELOW, TO THE APPLICABLE AREA WITHIN THE PARCEL BOUNDARY, OR AS OTHERWISE SET FORTH IN A, B, AND C OF THIS POLICY.**

LAND CAPABILITY DISTRICT	MAXIMUM ALLOWED LAND COVERAGE
1a	1 percent
1b	1 percent
1c	1 percent
2	1 percent
3	5 percent
4	20 percent
5	25 percent
6	30 percent
7	30 percent

- A. In the case of subdivisions approved by TRPA in conformance with the coefficients coverages assigned to individual lots shall be the allowed base coverage for those lots. A list of such TRPA-approved subdivisions appears in Attachment D.

- B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the entire project area minus public rights-of-way, and the allowed base coverage shall be apportioned to the individual lots or building sites, and common area facilities. A list of such PUDs appears in Attachment E.
- C. After December 31, 1988, for vacant residential parcels evaluated under the Individual Parcel Evaluation System (IPES), the allowable base land coverage shall be a function of a parcel's combined score under the IPES criteria for relative erosion hazard and runoff potential as correlated with the above coefficients and applied to the designated evaluation area. ~~(See Goal #1, Policy 1 of the Development and Implementation Priorities Subelement.)~~

The method of calculation of allowed land coverages shall be detailed in the implementing ordinances consistent with the above policy.

# Regional Plan Update Committee Action Sheet - Attachment A

December 13, 2011

RPU Committee members voted to approve the following language:

12/13/2011 Action Item #1:

## CHAPTER V RECREATION ELEMENT

The Recreation Element of the Regional Plan provides for the development, utilization, and management of the recreational resources of the Region, among which include wilderness and forested lands, parks, riding and hiking trails, beaches, playgrounds, marinas, skiing areas, and other recreational facilities. Specific activities occur as a part of the recreational opportunity provided within the Lake Tahoe Basin. While many activities may take place in dispersed areas without benefit of constructed facilities, other activities require the use of developed facilities. Dispersed recreational activities include hiking, riding, cross country skiing, and back country camping. Developed recreational facilities includes such facilities as campgrounds, visitor information centers, boat launching and marina facilities, and downhill ski areas. Urban recreation includes such facilities as day use areas, recreation centers, and golf courses, participant sports facilities and sport assembly. Urban recreation is normally provided in urban areas and is primarily intended to serve local needs. Dispersed recreation use normally takes place in the rural portions of the Basin while developed recreation is provided in both rural and urban settings. Policy direction for recreational development in the Lake Tahoe Basin is provided, in part, by policy statements adopted as environmental thresholds by the TRPA Governing Board:

### **POLICY STATEMENT**

***It shall be the policy of the TRPA Governing Body in development of the Regional Plan to preserve and enhance the high quality recreational experience including preservation of high-quality undeveloped shorezone and other natural areas. In developing the Regional Plan, the staff and Governing Body shall consider provisions for additional access, where lawful and feasible, to the shorezone and high quality undeveloped areas for low density recreational uses. It shall be the policy of the TRPA Governing Body in development of the Regional Plan to establish and ensure a fair share of the total Basin capacity for outdoor recreation is available to the general public.***

~~The three Subelements considered under Recreation are Dispersed Recreation, Developed Recreation, and Urban Recreation. Together, t~~he goals and policies of the [Recreation Element](#)~~se Subelements~~ are expected to achieve the intent of the thresholds over the life of the Plan by ensuring that recreational opportunities keep pace with public demand, that recreational facilities remain high on the development priority list, and that the quality of the outdoor recreational experience will be maintained.

### **DISPERSED RECREATION**

~~The varied natural landscape features of the Tahoe Basin provide excellent opportunities for dispersed forms of recreation that require little or no developed facilities. The value or quality of a particular activity depends on preserving the attractiveness of the use areas and managing the resource base to be consistent with its environmental capabilities.~~

## **GOAL R-1**

### **ENCOURAGE OPPORTUNITIES FOR DISPERSED RECREATION WHEN CONSISTENT WITH ENVIRONMENTAL VALUES AND PROTECTION OF THE NATURAL RESOURCES.**

Dispersed recreation involves such activities as hiking, jogging, primitive camping, nature study, fishing, cross country skiing, rafting/kayaking, and swimming. All these activities require a quality resource base and some degree of solitude. Achieving this goal will require commitments to develop support facilities and provide access such as trails, trailheads, restrooms in heavily used areas, and some hardening to protect the land.

#### **POLICIES**

##### **R-1.1 LOW DENSITY RECREATIONAL EXPERIENCES SHALL BE PROVIDED ALONG UNDEVELOPED SHORELINES AND OTHER NATURAL AREAS, CONSISTENT WITH THE TOLERANCE CAPABILITIES AND CHARACTER OF SUCH AREAS.**

Consistent with attainment and maintenance of environmental thresholds, use and access to undeveloped publicly owned segments of Lake Tahoe's shoreline, such as the U. S. Forest Service beaches in Carson and Washoe Counties, can be increased by providing or utilizing transportation systems such as buses, shuttles, and parking and pullout facilities which link to trail systems along the public owned portions of the shoreline. The establishment of trails and transportation facilities must be compatible with the tolerance capability and special resource and recreation values of the planning area. In some instances, it may be desirable to decrease the use in areas where those values are threatened.

##### **R-1.2 AREAS SELECTED FOR NATURE STUDY AND WILDLIFE OBSERVATION SHALL BE APPROPRIATELY REGULATED TO PREVENT UNACCEPTABLE DISTURBANCE OF THE HABITAT AND WILDLIFE.**

To prevent losing resource areas for study or observation, of attraction by disturbances that would either directly or indirectly impact the habitat or influence the behavior of the wildlife shall be limited. Controls might include observation boundaries, limits on the number of users, or total exclusion.

##### **R-1.3 TRAIL SYSTEMS FOR HIKING AND HORSEBACK RIDING SHALL BE EXPANDED TO ACCOMMODATE PROJECTED DEMANDS AND PROVIDE A LINK WITH MAJOR REGIONAL OR INTERSTATE TRAILS.**

Local and regional surveys suggest that additional trails may be necessary to satisfy public demand. New trail construction for purposes of hiking, horseback riding, and walking shall be allowed throughout the Lake Tahoe Basin in planning areas where there is allowable land coverage and base facilities. Trails will be accommodated in areas of excess coverage through a coverage replacement program.

**R-1.4 EXISTING TRAILS THAT ARE EITHER UNDERUTILIZED OR LOCATED IN ENVIRONMENTALLY SENSITIVE AREAS SHALL BE RELOCATED TO ENHANCE THEIR USE AND TO PROTECT NATURAL RESOURCES.**

Trails that adversely impact a valuable resource or aggravate other environmental concerns should be either redesigned to mitigate impacts or relocated. Trails that are underutilized or not maintained should be appropriately restored to a natural state.

**R-1.5 OFF-ROAD VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE BASIN EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED.**

Off-road vehicles are creating erosion and trailhead road maintenance problems throughout the Basin. This policy would prohibit the use of motorized vehicles in areas other than those designated for such use. Areas for this form of recreation shall be determined in cooperation with off-road vehicle clubs, the U. S. Forest Service, county and state governments, and this Agency. Continued use of designated areas will depend on compliance with this policy and the ability to mitigate significant impacts.

**GOAL R-2  
PROVIDE HIGH-QUALITY RECREATIONAL OPPORTUNITIES.**

Numerous opportunities exist in the Tahoe Basin to provide varied and quality recreational experiences. High-quality recreational opportunities often depend on limiting conflicts between uses and ensuring that uses are compatible with affected resources.

**POLICIES**

**R-2.1 WILDERNESS AND OTHER UNDEVELOPED AND UNROADED AREAS SHALL BE MANAGED FOR LOW-DENSITY USE.**

Natural areas with limited road access are ideal for dispersed recreational activities keyed to solitude and appreciation of wilderness values. Such areas offer unique qualities best suited to such activities as primitive camping, hiking, fishing, and nature study.

**R-2.2 SEPARATE USE AREAS SHALL BE ESTABLISHED FOR THE DISPERSED WINTER ACTIVITIES OF SNOWMOBILING, CROSS-COUNTRY SKIING AND SNOWSHOEING WHEN CONFLICTS OF USE EXIST.**

Conflicts of interest and competition for limited resources can detract from the recreational experience. The most vivid example of such a conflict involves the simultaneous use of snow-covered meadows by both cross country skiers and snowmobiles. This policy will establish separate use zones as a strategy to minimize conflicts.

**R-2.3 NEARSHORE/FORESHORE STRUCTURES SHOULD BE APPROPRIATELY LOCATED TO MINIMIZE IMPACTS TO RECREATIONAL BOATING AND TOP LINE FISHING.**

Excellent recreational fishing is possible in the nearshore of Lake Tahoe. Fish concentrate in this zone due to favorable habitat conditions. To the extent feasible, buoys and other nearshore structures in areas of prime fish habitats should be located to provide for safe navigation through this zone.

### **DEVELOPED RECREATION**

~~The Tahoe Basin is a recreation destination for many outdoor enthusiasts. Developed facilities attracting visitors to the Basin include marina/launch facilities, five ski areas, 21 campgrounds with more than 2,000 sites, several group facilities, one visitor information center, and beaches. Campground and boat launching facilities are at capacity during a major portion of the summer season. Surveys of areawide recreation demand and existing use demonstrate the need for more campgrounds, boat launching facilities and beach areas. Based on criteria of the California Department of State Parks and Recreation and U. S. Forest Service, the use of the existing facilities warrants expansion of facilities to prevent deterioration of the quality of experience and to prevent resource damage.~~

### **GOAL R-34**

#### **PROVIDE A FAIR SHARE OF THE TOTAL BASIN CAPACITY FOR OUTDOOR RECREATION.**

This goal addresses the need to reserve capacity for recreation-oriented types of development. Capacity will be reserved in terms of water supply, land coverage, and air and water quality. Public roads and transportation systems shall be managed to provide service to outdoor recreation areas.

#### **POLICIES**

##### **R-3.1 ALL EXISTING RESERVATIONS OF SERVICES FOR OUTDOOR RECREATION SHALL CONTINUE TO BE COMMITTED FOR SUCH PURPOSES.**

The purpose of this policy is to recognize existing reserve commitments for outdoor recreation, such as the reservation of sewage capacity by the U. S. Forest Service, and to ensure such commitments are not lost or diverted to interests other than recreation.

##### **R-3.2 WHEN REVIEWING PROJECTS THAT COMMIT SIGNIFICANT RESOURCES OR SERVICES TO NON-OUTDOOR RECREATIONAL USES, TRPA SHALL BE REQUIRED TO MAKE WRITTEN FINDINGS THAT SUFFICIENT RESOURCE CAPACITY REMAINS TO OBTAIN THE RECREATION GOALS AND POLICIES OF THIS PLAN.**

Based on estimated recreational development permitted by this Plan, the Agency shall specify "fair share" estimates for the Region and for local areas of critical services and resources. No non-recreational projects may be approved that would rely on the utilization of such reserved capacities.

##### **R-3.3 PROVISIONS SHALL BE MADE FOR ADDITIONAL DEVELOPED OUTDOOR RECREATION FACILITIES CAPABLE OF ACCOMMODATING 6,114 PAOT IN OVERNIGHT FACILITIES AND 6,761 PAOT IN SUMMER DAY USE FACILITIES AND 12,400 PAOT IN WINTER DAY-USE FACILITIES.**

To assure that the fair share of remaining capacity is allocated to outdoor recreation, agencies that have responsibility for such facilities and activities have collectively estimated the



opportunities and needs as reflected in the policy. Ability to build depends on availability of public funds or the willingness of private investors. Therefore, scheduling is not possible for this Plan. It is estimated that 11 percent of the capacity may be developed in the first 5 to 10 years.

## **GOAL R-42**

### **PROVIDE FOR THE APPROPRIATE TYPE, LOCATION, AND RATE OF DEVELOPMENT OF OUTDOOR RECREATIONAL USES.**

The appropriate type of outdoor recreational development should depend on demonstrated need. The rate of development should be responsive to demand. The location of facilities should be responsive to both environmental concerns and site amenities.

#### **POLICIES**

##### **R-4.1 EXPANSION OF RECREATIONAL FACILITIES AND OPPORTUNITIES SHOULD BE IN RESPONSE TO DEMAND.**

This strategy provides for expansion of existing recreational facilities and opportunity for development of new facilities if they meet environmental thresholds. Opportunity may be expanded to respond to public need if physical resources are available and traffic mitigation measures can be implemented.

##### **R-4.2 BIKE TRAILS SHALL BE EXPANDED TO PROVIDE ALTERNATIVES FOR TRAVEL IN CONJUNCTION WITH TRANSPORTATION SYSTEMS.**

This strategy would encourage construction of additional trail systems for bicycling. Emphasis would be on expansion near urban areas to help establish alternative modes of travel to help reduce vehicle miles of travel.

##### **R-4.3 PUBLIC BOAT LAUNCHING FACILITIES SHALL BE EXPANDED, WHERE APPROPRIATE, AND WHEN CONSISTENT WITH ENVIRONMENTAL CONSTRAINTS.**

There is a need for additional boat launching capacity on Lake Tahoe. This policy would encourage expansion of existing facilities or conversion of private facilities to allow public use. Incentives for redevelopment or conversion of existing facilities to provide expansion of public use will be provided in areas where these opportunities exist.

##### **R-4.4 PRIVATE MARINAS SHALL BE ENCOURAGED TO PROVIDE PUBLIC BOAT LAUNCHING FACILITIES.**

This policy would increase boat access to Lake Tahoe by encouraging marina facilities to provide public launching facilities, where practical, and provide incentives to those facilities which improve or provide such services.

##### **R-4.5 NEW CAMPGROUND FACILITIES SHALL BE LOCATED IN AREAS OF SUITABLE LAND CAPABILITY AND IN PROXIMITY TO THE NECESSARY INFRASTRUCTURE.**

This strategy would promote the siting of new campgrounds where the least environmental impact can be expected and where the necessary roads and services are easily accessible. Actual site selection will be guided by the policies of this Plan and the other plans of federal and state agencies.

**R-4.6 EXISTING RECREATIONAL FACILITIES IN SOME SENSITIVE AREAS, EXCEPT THOSE THAT ARE SLOPE DEPENDENT SUCH AS DOWNHILL SKIING, SHALL BE ENCOURAGED, THROUGH INCENTIVES, TO RELOCATE TO HIGHER CAPABILITY LANDS.**

This strategy would allow all existing recreational facilities located in insensitive areas (Land Capability Districts 1a, 1b, 1c, 2, and 3) to relocate in better capability areas. This action is intended to reduce coverage on sensitive lands and eliminate associated impacts.

**R-4.7 DEVELOPMENT OF DAY-USE FACILITIES SHALL BE ENCOURAGED IN OR NEAR ESTABLISHED URBAN AREAS, WHENEVER PRACTICAL.**

Day-use facilities are generally in high demand close to urban areas. The proximity to urban services provides the user with nearby conveniences such as stores and overnight accommodations. Residents also are able to take advantage of these day-use facilities without travelling excessive distances from their homes. This policy would encourage the siting of additional day-use facilities near population centers or where the particular use or service is best suited.

**R-4.8 VISITOR INFORMATION FACILITIES SHALL BE LOCATED, TO THE EXTENT FEASIBLE, NEAR ENTRY POINTS TO THE BASIN OR CLOSE TO URBAN AREAS.**

These facilities provide a valuable service to the general public through the exchange of information and by providing travelers with directions to major attractions. The siting of these facilities should complement objectives to reduce the vehicle miles of travel in the Basin.

**R-4.9 PARKING ALONG SCENIC CORRIDORS SHALL BE RESTRICTED TO PROTECT ROADWAY VIEWS AND ROADSIDE VEGETATION.**

This policy would reduce roadside parking by providing off-road parking "satellites" in conjunction with roadside barriers.

**R-4.10 TRANSIT OPERATIONS, INCLUDING SHUTTLE-TYPE BOAT SERVICE, SHOULD SERVE MAJOR RECREATION FACILITIES AND ATTRACTIONS.**

Vehicle trips related to the use of recreation areas or facilities can be mitigated by the use of transit systems. In some areas, the availability of parking is the limiting factor to recreational use of the area. Transit service could allow more people to utilize existing areas without expanding of auto parking or increasing vehicle trips. Decreased auto use in many areas would enhance the recreational experience.

**R-4.11 EXPANSION OF EXISTING SKI FACILITIES MAY BE PERMITTED BASED ON A MASTER PLAN FOR THE ENTIRE SKI AREA. THE PLAN MUST DEMONSTRATE (1) CONSISTENCY WITH**

**THE OTHER GOALS AND POLICIES OF THIS PLAN AND THE REQUIREMENTS OF THE COMPACT, (2) THAT THE EXPANSION IS CONSISTENT WITH THE AVAILABILITY OF ACCOMMODATIONS AND INFRASTRUCTURES TO SUPPORT VISITORS WHEN THEY ARE OFF THE SKI AREA, AND (3) EXPANSION OF EXISTING PARKING FACILITIES FOR DAY USE DOES NOT OCCUR.**

The Lake Tahoe Region excels in snow and topographic conditions for alpine skiing. Existing tourist accommodations can adequately support large numbers of destination skiers. Also in place is a transportation network that is being expanded and improved to handle the large summer time population. This transportation system also could be managed to accommodate wintertime use in the Basin. Development of recreation opportunities emphasizing winter sport activities can, therefore, improve the year-round efficiency of both the transportation system and tourist accommodations. However, alpine skiing does impact large areas of low capability land. Often the areas include oversteepened slopes, fragile soils, sparse vegetation, and stream environment zones. In addition, day use skiers, in particular, contribute significantly to local and areawide traffic congestion. Plans to increase skiing capacity would therefore require careful consideration of on-site impacts as well as off-site impacts on transportation systems. All ski area expansion will be evaluated based on a master plan which, at a minimum, includes consideration of each item listed in the policy. The master plan will assist in designing the most efficient operation with the least environmental disturbance, and will direct phased development where it is appropriate. Since automobile access to and parking at ski area base facilities has been the source of many problems, new facilities should be planned to avoid these problems. Enlargement or construction of new facilities to provide shelter, sanitation, food service, and first aid would be permitted to serve skiers on the mountain, but enlarged parking lots would not be permitted. Although there are numerous undeveloped areas suitable for skiing, a finding has been made that expansion of existing areas within and adjacent to the Basin can meet future demand. This would not preclude construction of satellite parking provided it is part of the transportation facilities otherwise provided for in this Plan.

**GOAL R-5  
PROTECT NATURAL RESOURCES FROM OVERUSE AND RECTIFY  
INCOMPATIBILITY ~~BETWEEN~~ AMONG USES.**

Overcrowding of facilities or areas can lead to the deterioration of the recreation resource and recreational experience. In the same manner, the quality of the recreational experience can be affected by conflicting uses within the same area. Strategies that address these issues are listed below.

**POLICIES**

**R-5.1 RECREATION DEVELOPMENT IN THE TAHOE BASIN SHALL BE CONSISTENT WITH THE SPECIAL RESOURCES OF THE AREA.**

The physical and biological characteristics of the Tahoe Basin combine to create a unique variety of recreational opportunities. These qualities define the types of recreational activities that are compatible with the Basin's natural features. Those activities that can best be served elsewhere or which are incompatible with the Basin's natural qualities should be avoided.

**R-5.2 REGULATE INTENSITY, TIMING, TYPE, AND LOCATION OF USE TO PROTECT RESOURCES AND SEPARATE INCOMPATIBLE USES.**

This policy would regulate the intensity and type of recreation use in specific locations. Regulations will be adopted and enforced dealing with the types of use and numbers of people at one time permitted for various activities. Timing of permitted uses would be closely regulated to avoid conflict with other resources required by fish, wildlife, and vegetation. Incompatible activities between visitors would be separated by establishing use areas for dispersed recreation separate from developed recreation areas. This strategy would examine overall demand and planned capacity and determine site specific areas within the Basin for the various demands to be met.

## **GOAL R-64**

### **PROVIDE FOR THE EFFICIENT USE OF OUTDOOR RECREATION RESOURCES.**

Some recreation attractions in the Basin, such as ski areas, beaches, campgrounds, and picnic areas, experience wide fluctuations in seasonal and weekday use. This goal would attempt to promote a more balanced use of certain facilities and sites on a year round and weekly basis.

#### **POLICIES**

##### **R-6.1 PROMOTE THE USE OF UNDERUTILIZED RECREATION AREAS THROUGH PROGRAMS THAT IMPROVE THE PUBLIC AWARENESS OF RECREATION OPPORTUNITIES AND THROUGH AN EXPANDED WATER AND INLAND TRANSIT SYSTEM.**

Visitor centers and other public information sources can help inform visitors of the recreation opportunities in the Region and regular transit service can help facilitate the use of lesser known or accessible sites.

##### **R-6.2 SEASONAL FACILITIES SHOULD PROVIDE OPPORTUNITIES FOR ALTERNATIVE USES IN THE OFF-SEASON, WHEREVER APPROPRIATE.**

Seasonal facilities tend to be busy only during a particular time of year. Ski areas, for example, are busy in the winter, but much of the associated infrastructure is idle and unused during the summer. This policy would attempt to buffer the variations in use by permitting alternative uses of the facilities during the off-season.

#### **URBAN RECREATION**

~~Numerous outdoor recreational opportunities are conveniently located near urban areas. High-demand facilities include participant sports facilities and day-use facilities such as picnic areas, parks, and recreation centers. The demand for such public facilities must be anticipated in order to reserve sufficient capacity for future expansion or development.~~

## **GOAL R-74**

### **PROVIDE SUFFICIENT CAPACITY FOR LOCAL-ORIENTED FORMS OF OUTDOOR AND INDOOR RECREATION IN URBAN AREAS.**

The Tahoe Basin has an abundance of recreational facilities that would more than accommodate the needs of local residents. However, these facilities are more regional in nature

and cater to the visitors. The specialized recreational needs of the Tahoe resident need to be considered apart from the more general demands of the tourist.

## **POLICIES**

### **R-7.1. RESERVE SUFFICIENT PUBLIC SERVICE AND FACILITY CAPACITY TO ACCOMMODATE ALL FORMS OF URBAN RECREATION.**

Urban-oriented types of recreation facilities require space and services much like any other developed facility. Areas that are suitable for these specialized facilities need to be identified, appropriately acquired, and managed by local government or service districts. The demand for such forms of recreation must be determined by local residents and local government.

### **R-7.2. URBAN OUTDOOR RECREATIONAL FACILITIES LOCATED IN SENSITIVE AREAS SHOULD BE ENCOURAGED TO RELOCATE TO OTHER SUITABLE SITES.**

This strategy would provide incentives to relocate existing facilities outside sensitive areas such as Land Capability Districts 1a, 1b, 1c, 2, and 3.

**12/13/2011 Action Item #2:**

## ***CHAPTER VI*** ***PUBLIC SERVICES AND FACILITIES ELEMENT***

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Existing residential, tourist, commercial, and other development in the Tahoe Region requires supporting infrastructure including water, sewer, and public health and safety programs. Additional development permitted under this Plan creates the need for additional services. The Regional Plan must provide for an adequate level of public services and facilities consistent with the environmental thresholds and the other elements of the Plan.

Under Article (V)(C)(1) of the Tahoe Regional Planning Compact, the Regional Plan must establish the location and scale, and means of providing the necessary services and public facilities.

### **GOAL PS-1**

### **PUBLIC SERVICES AND FACILITIES SHOULD BE ALLOWED TO UPGRADE AND EXPAND TO SUPPORT EXISTING AND NEW DEVELOPMENT CONSISTENT WITH THE REGIONAL PLAN.**

The intent of the Regional Plan is neither to stimulate nor to hinder development through the provision of public services and facilities. Rather, the Plan attempts to provide for supportive public services and facilities consistent with the development anticipated under the Plan.

## **POLICIES**

### **PS-1.1. PUBLIC SERVICES AND FACILITIES SHOULD BE ALLOWED TO UPGRADE AND EXPAND CONSISTENT WITH THE LAND USE ELEMENT OF THE REGIONAL PLAN AND FEDERAL, STATE, AND LOCAL STANDARDS.**

~~The environmental impact statement for this Plan identifies possible shortages of public services. The major shortfall is in sewage treatment in the service area of the South Tahoe Public Utility District, which is already very close to its capacity. Such facilities should be expanded, with due consideration of Policy 2, below.~~

**PS-1.2. EXPANSION OF PUBLIC SERVICES AND FACILITIES SHOULD BE PHASED IN TO MEET THE NEEDS OF NEW DEVELOPMENT WITHOUT CREATING INEFFICIENCIES FROM OVER-EXPANSION OR UNDER-EXPANSION.**

The Regional Plan provides for periodic evaluations of the capital improvements plan and attainment of environmental thresholds. These evaluations may lead to adjustments in the development management system which could affect the need for, and the timing of, expansion of public services and facilities. For this reason, prudent staging or phasing of expansion programs should be employed to minimize the risk of errors in sizing.

**PS-1.3. ALL NEW DEVELOPMENT SHALL EMPLOY APPROPRIATE DEVICES TO CONSERVE WATER AND REDUCE WATER CONSUMPTION. EXISTING DEVELOPMENT SHALL BE RETROFITTED WITH WATER CONSERVATION DEVICES ON A VOLUNTARY BASIS IN CONJUNCTION WITH A PUBLIC EDUCATION PROGRAM OPERATED BY THE UTILITY DISTRICTS.**

Water conservation will be necessary to comply with the limits of the California-Nevada Compact (1969). The ability of the water purveyors in the Region to provide adequate water for domestic and other uses depends on water conservation programs. Coordination involving water issues should be pursuant to local, state, and federal law.

**PS-1 Implementation Measures**

- Amend Chapter 27 to modify the waiver for fire water supply on new single-family dwelling permits in those areas where the existing water systems have inadequate water supply, pressure, and/or hydrants to allow for alternative fire protection designs that adequately comply with the intent of the adopted fire code.
- Amend Chapter 27 to require that new development in urban areas be adequately served by fire hydrants (to be determined through consultation with the applicable local fire district and in compliance with the adopted fire code).

**GOAL PS-2**

**CONSIDER THE EXISTENCE OF ADEQUATE AND RELIABLE PUBLIC SERVICES AND FACILITIES IN APPROVING NEW DEVELOPMENT UNDER THE PLAN.**

To prevent the over-burdening of public services and facilities, all new development approvals consistent with the development priorities and the planning area statements also should consider the adequacy of services and facilities. It also will be necessary to monitor the ability of utility districts and other entities to provide public services and facilities.

**POLICIES**

**PS-2.1. NO ADDITIONAL DEVELOPMENT REQUIRING WATER SHOULD BE ALLOWED IN ANY AREA UNLESS IT CAN BE DEMONSTRATED THAT THERE IS ADEQUATE WATER SUPPLY WITHIN AN EXISTING WATER RIGHT.**

This policy is necessary to prevent conflicts from arising between approved development

and state water law. Conditional approvals may be appropriate in situations where the existence of a water right is uncertain.

**PS-2.2. TRPA, WATER PURVEYORS, AND THE STATES SHOULD MONITOR THE USE OF WATER WITHIN THE TAHOE REGION AND EVALUATE CONFORMANCE WITH CALIFORNIA-NEVADA COMPACT (1969) WHICH ADDRESSES WATER DIVERSIONS IN THE BASIN.**

It will be impossible to assess compliance with the California-Nevada Compact without a regular monitoring program. Such a program should be a cooperative venture of TRPA, the states, and the water purveyors.

**PS-2.3. NO ADDITIONAL DEVELOPMENT REQUIRING WATER SHALL BE ALLOWED IN ANY AREA UNLESS THERE EXISTS ADEQUATE STORAGE AND DISTRIBUTION SYSTEMS TO DELIVER AN ADEQUATE QUANTITY AND QUALITY OF WATER FOR DOMESTIC CONSUMPTION AND FIRE PROTECTION.**

The simple existence of a water supply does not, by itself, guarantee the ability of the water purveyor to deliver adequate quantities of good quality water for domestic consumption and fire protection. These aspects are most commonly a function of system design, involving the distribution and storage of water. System design should take into account peak demands and necessary fire flows, pursuant to local, state, federal and utility district standards or Agency standards where no other standards apply.

**GOAL PS-3**

**PREVENT LIQUID AND SOLID WASTES FROM DEGRADING LAKE TAHOE AND THE SURFACE AND GROUNDWATERS OF THE REGION.**

Although this goal pertains to many of the policies included in the Water Quality Subelement, it also applies to the provision of public services and facilities.

**POLICIES**

**PS-3.1. THE DISCHARGE OF MUNICIPAL OR INDUSTRIAL WASTEWATERS TO THE SURFACE AND GROUNDWATERS OF THE TAHOE REGION IS PROHIBITED, EXCEPT FOR EXISTING DEVELOPMENT DISCHARGING WASTEWATERS UNDER A STATE- OR TRPA-APPROVED DISPOSAL PLAN.**

This policy is a reiteration of state laws and existing TRPA policy to prevent the degradation of the water quality of the Region due to sewage discharges. Certain minor facilities already in existence have exemptions from this policy. TRPA will study the feasibility of minor reuse programs within the Region.

**PS-3.2. ALL SOLID WASTES SHALL BE EXPORTED FROM THE REGION. CONSOLIDATION AND TRANSFER METHODS SHALL BE DEVELOPED TO ACHIEVE A REDUCTION IN THE VOLUME OF WASTES BEING TRANSPORTED TO LANDFILLS.**

Because of their potentially harmful effects on water quality, solid wastes should be exported from the Region. To minimize the impacts of the requirement on air quality, a reduction in the volume of wastes should be achieved to bring about a corresponding reduction in the vehicle miles travelled by the export vehicles.

**PS-3.3. GARBAGE PICK-UP SERVICE SHALL BE MANDATORY THROUGHOUT THE REGION, AND WILL BE SO STRUCTURED AS TO ENCOURAGE CLEAN-UPS AND RECYCLING.**

Because of the fragile environment of the Tahoe Region, certain waste disposal practices may be required to ensure the maintenance of air quality, water quality, and

scenic values. Waste disposal programs should be reviewed by local governments (e.g., TBAG) to provide incentives and remove disincentives for clean-up programs, composting, and recycling.

#### **GOAL PS-4**

**TO ENSURE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE REGION, EDUCATIONAL AND PUBLIC SAFETY SERVICES SHOULD BE SIZED TO BE CONSISTENT WITH PROJECTED GROWTH LEVELS IN THIS PLAN.**

The Regional Plan will encourage educational and public safety services including police, fire, educational and health services to provide for protection of the public health safety and welfare. TRPA will coordinate programs with appropriate local, state and federal agencies to ensure that the planned growth will also be consistent with the ability to provide these services.

#### **POLICIES**

**PS-4.1. THE IMPACT ON EDUCATIONAL AND PUBLIC SAFETY SERVICES SHALL BE CONSIDERED WHEN REVIEWING PROJECTS AND PLAN AMENDMENTS PROPOSED WITHIN THE REGION. TO THE EXTENT FEASIBLE, ADVERSE IMPACTS SHOULD BE MITIGATED AS PART OF THE REVIEW PROCESS.**

TRPA shall attempt to coordinate a Region-wide review process that will include the above considerations. Except for environmentally related impacts, TRPA intends to rely on local, state and federal agencies of expertise to insure implementation of this policy.

**PS-4.2. EDUCATIONAL AND EMERGENCY SERVICE ORGANIZATIONS SHOULD ANTICIPATE AND PLAN FOR PROJECTED DEMANDS AND NEEDS CONSISTENT WITH THE REGIONAL PLAN AND ARE ENCOURAGED TO ADVISE THE AGENCY WHEN DEVELOPMENT POTENTIALS EXCEED CURRENT OR ANTICIPATED SERVICE CAPABILITIES OR CAPACITIES.**

TRPA and other relevant agencies will coordinate with social service agencies to help identify future demands and needs anticipated with implementation of the Plan. That information will be used to identify possible deficiencies and to develop appropriate strategies to maintain an acceptable level of service.

#### **12/13/2011 Action Item #5:**

**LU-2.59. STRUCTURES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE OF THIS PLAN, BUT WHICH, BY VIRTUE OF THEIR DESIGN OR LOCATION, ARE PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:**

- A. Nonconforming structures may be maintained or repaired. Maintenance and repair shall be defined in implementing ordinances.**
- B. Nonconforming structures may not be enlarged, replaced, or rebuilt without the approval of TRPA. Such approval shall occur through direct TRPA review, through the conformance review process for Local Plans, or through Memoranda of Understanding with local governments and shall be based on criteria set forth in implementing ordinances to ensure that:
  - i. the activity shall not increase the extent of nonconformity; and if the structure is subject to a specific program of removal or modification by TRPA, the activity****



shall not conflict with that program.

**LU-2.610** USES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE THIS PLAN, BUT WHICH ARE NOW PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:

- A. Nonconforming uses may continue as they exist except where specifically subject to a program of removal or modification.
- B. Nonconforming uses may not be modified, expanded, or intensified, nor resumed following a significant interruption without the approval of TRPA. Such approval shall occur through direct TRPA review, through the conformance review process for Local Plans, or through Memoranda of Understanding with local governments and shall be based on criteria set forth in ordinances to ensure that:
  - i. the activity shall not increase the extent of nonconformity.
  - ii. the activity shall not make it more difficult to attain and maintain environmental threshold carrying capacities.
  - iii. the use is otherwise consistent with applicable Plan Area Statements and Community Plans.
- C. Additional rules regarding excess land coverage are set forth in this land use subelement Goal #3, Policy 3.

**12/13/2011 Action Item #6:**

**~~LU-2.913 REDEVELOPMENT SHALL BE ENCOURAGED IN AREAS DESIGNATED FOR REDIRECTION TO IMPROVE ENVIRONMENTAL QUALITY AND COMMUNITY CHARACTER.~~**

~~The Regional Plan calls for improvement of environmental quality and community character through relocation and redevelopment of existing structures and uses in blighted areas. Existing predominantly urbanized areas with high levels of impervious coverage and disturbance may be designated for redevelopment. The purpose of redevelopment is to make more efficient use of existing development, improve environmental quality, improve the efficiency of transportation systems, provide high quality facilities to residents and visitors, improve the economy, and improve the general safety, health and welfare of the people of the Region.~~

~~Local government and private sector participation in redevelopment pursuant to applicable state law shall be encouraged through incentives. While each redevelopment plan may be different, the incentives may include such things as additional height. Such incentives may be achieved by providing expanded scenic corridors, reductions of coverage greater than otherwise required, larger buffers, more open space or landscaped areas, larger reductions in traffic than otherwise required, and similar benefits. To obtain these incentives, a redevelopment plan must be submitted in both conceptual and final form to, and approved by, the TRPA Governing Board. Public agency redevelopment plans shall include all applicable contents required by state law. Redevelopment plans shall demonstrate why incentives are necessary to make the plan economically feasible. Redevelopment plans shall demonstrate progress towards meeting environmental thresholds and achieving the goals of the Regional Plan, and shall result in a net benefit to the social and economic well-being of the Region. Rules for redevelopment plans shall be consistent with the Regional Plan and relevant plan area statements and community plans. Specific criteria for redevelopment plans shall be included in implementing ordinances. This policy should be considered an interim policy~~

subject to revisions based on the findings of the South Lake Tahoe Redevelopment Study Team.

~~LU-4.2.16 LAND COVERAGE ALLOWED PURSUANT TO REDEVELOPMENT PLANS SHALL BE ESTABLISHED BY TRPA-APPROVED REDEVELOPMENT PLANS. HOWEVER, IN NO CASE SHALL THERE BE A NET INCREASE IN LAND COVERAGE IN THE REDEVELOPMENT PROJECT AREA.~~

LU-2 Implementation Measures

- Delete Chapter 15 of Code (Redevelopment Plans) and amend Code to include Redevelopment Plan allowances within Town Centers, Regional Centers and the High Density Tourist District, along with opportunities for priority processing and/or fee reductions in conjunction with restoration activities.

**12/13/2011 Action Item #7:**

~~LU-2.13 THE ALLOWED COVERAGE IN POLICY LU-2.12 MAY BE INCREASED BY TRANSFER OF LAND COVERAGE, WITHIN HYDROLOGICALLY RELATED AREAS UP TO THE LIMITS AS SET FORTH IN A, B, C, D, AND F OF THIS POLICY:~~

~~SPECIAL PROVISIONS FOR ADDITIONAL COVERAGE, SUCH AS EXCEPTIONALLY LONG DRIVEWAYS, PERVIOUS COVERAGE AND HANDICAPPED ACCESS FOR THE DISABLED, MAY ALSO BE ALLOWED. ORDINANCES SHALL SPECIFICALLY LIMIT AND DEFINE THESE PROGRAMS.~~

~~LU-2.14 LAND COVERAGE MAY BE TRANSFERRED THROUGH PROGRAMS THAT ARE FURTHER DESCRIBED IN THE GOAL #3 OF THE (DEVELOPMENT AND IMPLEMENTATION PRIORITIES) SUBELEMENT.~~

The intent of the land coverage transfer programs is to allow greater flexibility in the placement of land coverage ~~within hydrologically related areas~~. Such programs include the use of land banks, lot consolidation, land coverage restoration programs, and transfer programs based on the calculation of land coverage on non-contiguous parcels ~~located in hydrologically related areas~~. The coverage transfer programs allow for coverage over base coverage to be permitted and still be consistent with the soils threshold and Goal ~~#3~~LU-2 of this Subelement.

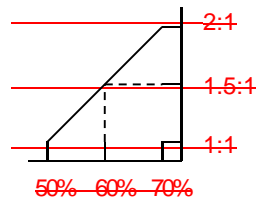
- A. Single Family Residential: The maximum land coverage allowed (Base + Transfer) on a parcel through a transfer program shall be as set forth below:

<u>Parcel Size (Square Feet)</u>	<u>Land Coverage</u>
0 - 4,000	Base Land Coverage
	as Set Forth in Policy <u>LU-2.12</u>
4,001 - 9,000	1,800 sq. ft.
<u>Parcel Size (Square Feet)</u>	<u>Land Coverage</u>
9,001 - 14,000	20 percent
14,001 - 16,000	2,900 sq. ft.
16,001 - 20,000	3,000 sq. ft.
20,001 - 25,000	3,100 sq. ft.
25,001 - 30,000	3,200 sq. ft.

30,001 - 40,000	3,300 sq. ft.
40,001 - 50,000	3,400 sq. ft.
50,001 - 70,000	3,500 sq. ft.
70,001 - 90,000	3,600 sq. ft.
90,001 - 120,000	3,700 sq. ft.
120,001 - 150,000	3,800 sq. ft.
150,001 - 200,000	3,900 sq. ft.
200,001 - 400,000	4,000 sq. ft.

For lots in planned unit developments, the maximum coverage allowed (Base + Transfer) shall be up to 100 percent of the proposed building envelope but shall not exceed 2,500 square feet. Lots in subdivisions with TRPA-approved transfer programs may be permitted the coverage specified by that approval.

- B. ~~Commercial~~ Facilities in a Community Plan, Town Center, Regional Center or the High Density Tourist District (Other than Facilities listed in Subsection C-E below): The maximum coverage allowed (Base + Transfer) on ~~an existing undeveloped~~ a parcel through a transfer program, shall be 70 percent of the land in capability districts 4 - 7, provided the parcel is within an approved community plan, or a Town Center, Regional Center or the High Density Tourist District of a conforming Local Plan. ~~For existing developed parcels, the maximum land coverage allowed is 50 percent coverage~~ transfers to increase coverage from the base coverage up to 50 percent the maximum coverage allowed, shall be at a ratio of 1:1 for Coverage transfers of coverage from sensitive lands. For transfer of coverage from non-sensitive lands, coverage shall be transferred to increase coverage above 50 percent, shall be at a gradually increasing ratios from 1:1 to 2:1, as further specified in code with the transfer ratio for all the coverage over 50 percent determined as indicated on the following graph :



- C. ~~Tourist Accomodation Facilities,~~ Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan, Town Center, Regional Center or the High Density Tourist District: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be ~~50~~70 percent of the land in capability districts 4 - 7, provided such parcel is within an approved Community Plan or a Town Center, Regional Center or the High Density Tourist District of a conforming Local Plan. The coverage transfer ratio ~~A~~ to increase coverage from the base coverage to ~~50~~70 percent shall be at a ratio ~~A~~ of 1:1.
- D. Other Multi-Residential Facilities: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer of coverage programs shall be the

amounts set forth in Policy A, above.

- E. Linear Public Facilities and Public Health and Safety Facilities: Such public facilities defined by ordinance and whose nature requires special consideration, are limited to transferring the minimum coverage needed to achieve their public purpose.
- F. Public Service Facilities Outside a Community Plan, Town Center, Regional Center or the High Density Tourist District: The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent land coverage provided TRPA determines there is a demonstrated need and requirement to locate such a facility outside a ~~Community Plan, Town Center, Regional Center or the High Density Tourist District~~-area and there is no feasible alternative which would reduce land coverage.
- G. Other Facilities Outside of Community Plans, Town Centers, Regional Centers and the High Density Tourist District, ~~and Facilities Within Community Plan Before the Community Plan is Approved~~ and facilities outside a Community Plan but within a Town Center, Regional Center, or the High Density Tourist District before Local Government Plans are approved and found in conformance with the Regional Plan: Other than the exceptions in Subsections A, D, E, and F, the maximum land coverage allowed shall be the base land coverage as set forth in Policy LU-2.11.
- H. Notwithstanding subsections A-G above, when existing development is relocated to Town Centers, Regional Centers or the High Density Tourist District and the prior site is restored to a natural condition and retired, non-conforming coverage may be maintained with the relocation as long as the new site is developed in accordance with all other TRPA Policies and Ordinances, including, but not limited to, the installation of BMPs.
- I. Conforming Local Plans may include a comprehensive coverage management system as an alternative to the parcel level coverage requirements outlined in subsection A-H above. In order to be found in conformance with the Regional Plan, the comprehensive coverage management system shall reduce coverage overall and reduce coverage in land capability districts 1 and 2 compared to the parcel level limitations in the Regional Plan and Code.

# Regional Plan Update Committee Action Sheet - Attachment A

December 15, 2011

RPU Committee members voted to approve the following language:

## 12/15/2011 Action Item #1:

**LU-2.15. REHABILITATION, RECONSTRUCTION, AND UPGRADING OF THE EXISTING INVENTORY OF STRUCTURES, OR OTHER FORMS OF COVERAGE IN THE TAHOE REGION, ARE HIGH PRIORITIES OF THE REGIONAL PLAN. TO ENCOURAGE REHABILITATION AND UPGRADING OF STRUCTURES, THE FOLLOWING POLICIES SHALL APPLY:**

- A. Repair or reconstruction of buildings damaged or destroyed by fire or other calamity subject to ~~Goal #2, Policy 8~~ Policy 2.4 of this subelement is exempt from this policy.
- B. Reconstruction, rehabilitation, modification, relocation, or major repair of structures or coverage other than as specified in A above may be allowed, provided such use is allowed under ~~the~~ this land use Subelement, ~~Goal #2, Policies 8, 9 and 10.~~ For parcels with existing coverage in excess of the Bailey Coefficients, a land coverage mitigation program shall be set by ordinance, which shall provide for the reduction of coverage in an amount proportional to the cost of the repair, reconstruction, relocation, rehabilitation, or modification, and to the extent of excess coverage. To accomplish these reductions, property owners shall have at least the following options:
  - i. reducing coverage on-site;
  - ii. reducing coverage off-site ~~in a hydrologically related area;~~
  - iii. paying a rehabilitation fee in lieu of on-site or off-site coverage reduction in an amount established by Agency ordinance to help fund a land bank program established to accomplish coverage reductions;
  - iv. lot consolidation with a contiguous parcel or lot line adjustment to reduce the percentage of excess coverage on the resulting parcels; or
  - v. any combination of the foregoing options.
- C. Existing development in Town Centers, Regional Centers or the High Density Tourist District with excess coverage may earn multi-residential bonus units, tourist accommodation bonus unit and bonus commercial floor area for removing and retiring excess coverage onsite.
- ~~C~~D. Existing coverage may be relocated within a parcel provided it is relocated to areas of equal or superior environmental capability consistent with B above.
- ~~D~~E. TRPA shall maintain a rehabilitation fee schedule that is adequate to carry out an effective land coverage banking program, equitably divides the costs to the public and private sectors, and has the minimum possible deterrent effect on the Regional Plan goal of encouraging rehabilitation, reconstruction, and upgrading of the existing inventory of structures. The rehabilitation fee schedule shall be

updated annually. ~~In establishing the rehabilitation fee schedule(s) provided for in (3.B.iii), above, the following procedures shall be followed:~~

- ~~i. A special task force shall be convened to analyze and report on the actual costs and mechanisms involved in establishing and implementing an effective land coverage banking program. The report shall take into account the costs of obtaining and retiring coverage, and shall also consider alternative funding sources or programs to provide supplemental funding for such land coverage banking programs.~~
- ~~ii. After considering the report in (i), above, the special task force shall recommend, for adoption by TRPA, a rehabilitation fee schedule which will (1) provide a reasonable level of funding for the proposed land banking program taking into account identified alternative sources of funding, (2) not unduly restrict or deter property owners from undertaking projects involving the rehabilitation, reconstruction, major modification, or repair of existing structures, and (3) carries out an effective land coverage reduction program. The recommendation of the task force shall take into account the cost of BMP requirements and the other mitigation fees described in the Development and Implementation Priorities Subelement, Goal #4, Policies 1 and 2. The task force also shall recommend a schedule of activities comprising routine maintenance and repair which should be exempt from rehabilitation fees.~~
- ~~iii. After considering the recommendations of the special task force, TRPA shall adopt a rehabilitation fee schedule that is adequate to carry out an effective land coverage banking program, equitably divides the costs to the public and private sectors, and has the minimum possible deterrent effect on the Regional Plan goal of encouraging rehabilitation, reconstruction, and upgrading of the existing inventory of structures.~~
- ~~iv. TRPA may set an interim fee, if necessary, while the task force prepares its recommendations.~~

EF. In approving repair, reconstruction, rehabilitation, modification, or relocation of structures or other coverage, the Agency shall also apply other relevant standards, including installation of Best Management Practices or compliance with the design review guidelines.

## 12/15/2011 Action Item #2:

### LU-2 Implementation Measures for Coverage

- Amend the Code of Ordinances to reflect modifications to coverage requirements within Goal LU-2 and associated policies.
- Amend excess coverage mitigation program to allow the use of in-lieu mitigation fees across Hydrologically Related Area Boundaries if the fees are targeted for removal of

coverage from land capability districts 1 and 2.

- Amend the Code of Ordinances to remove ineffective and burdensome regulations and provide incentives for redevelopment and non-motorized transportation options, including:
  - Allow legally existing and verified soft coverage to be transferred from Stream Environment Zones (land capability district 1b) to Community Plans, Town Centers, Regional Centers and the High Density Tourist District.
  - Exempt “re-locatable coverage” (coverage that is temporary and does not have a permanent foundation) that is 120 square feet or less on high capability lands (districts 3-7) and that does not require a grading permit under the code.
  - Allow a 25% credit for pervious coverage on high capability lands (districts 3-7), subject to design and maintenance requirements to minimize and mitigate impacts.
  - On high capability lands (districts 3-7), allow a 100 percent credit for new pervious decks up to 500 square feet, and a sliding scale of credits from 100 percent to zero percent for new pervious decks between 501 and 1,000 square feet, subject to requirements to prohibit existing decks from qualifying for the coverage credit through coverage banking or other mechanisms and subject to design and maintenance requirements to minimize and mitigate impacts.
  - Allow a 100% credit for non-motorized public trails, subject to siting and design requirements that minimize and mitigate the impact of additional coverage.

**12/15/2011 Action Item #3:**

**LU-4.12 ONCE A LOCAL PLAN, AND ZONING AND DEVELOPMENT CODES WITHIN THE PLAN, HAVE BEEN FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, LOCAL GOVERNMENTS MAY ASSUME DEVELOPMENT REVIEW AUTHORITY BY MEMORANDA OF UNDERSTANDING WITH TRPA, SUBJECT TO THE FOLLOWING LIMITATIONS:**

1. The TRPA Governing Board shall annually review sample of permits issued within each Local Plan, and shall certify that the Local Plans are being implemented in Conformance with the Regional Plan. If the TRPA Governing Board finds that development that has been permitted within a Local Plan does not comply with the conforming Local Plan, TRPA may retract delegation of certain permitting authority and implement the conforming Local Plan.
2. Approval of projects within Local Plans shall require TRPA review and approval if the project includes any of the following criteria:
  - a. All development within the High Density Tourist District;

- b. All development within the Shorezone of Lake Tahoe;
- c. All development within the Conservation District.
- d. All development meeting criteria on the following table:

	<u>Regional Center</u>	<u>Town Center</u>	<u>Not in Center</u>
<u>Residential</u>	<u>200,000 sq. ft.</u>	<u>100,000 sq. ft.</u>	<u>50,000 sq. ft.</u>
<u>Non-Residential</u>	<u>100,000 sq. ft.</u>	<u>50,000 sq. ft.</u>	<u>25,000 sq. ft.</u>

- 3. All of the local governments ongoing TRPA development monitoring and reporting requirements are met.

**12/15/2011 Action Item #4:**

LU-4 Implementation Measures

- Amend the Development Code to establish monitoring reviewing and reporting standards for Local Plans as follows:
  - Monitor – Local governments transfer basic information as part of building permit process
  - Review – TRPA staff check a sample of development projects approved by local governments using similar process to that used for existing MOU. The sample will be determined in each MOU.
  - Report – TRPA staff prepare an annual report on monitoring and review results

**12/15/2011 Action Item #5:**

**GOAL LU-3**

**PROVIDE TO THE GREATEST POSSIBLE EXTENT, WITHIN THE CONSTRAINTS OF THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES, A DISTRIBUTION OF LAND USE THAT ENSURES THE SOCIAL, ENVIRONMENTAL, AND ECONOMIC, AND ENVIRONMENTAL WELL-BEING OF THE REGION.**

The Tahoe Regional Planning Compact and extensive public testimony call for TRPA, along with other governmental and private entities, to safeguard the well-being of those who live in, work in, or visit the Region.

**POLICIES**

**LU-3.1. ALL PERSONS SHALL HAVE THE OPPORTUNITY TO UTILIZE AND ENJOY THE REGION'S NATURAL RESOURCES AND AMENITIES.**



**LU-3.2. NO PERSON OR PERSONS SHALL DEVELOP PROPERTY SO AS TO ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE.**

Persons who develop property in the Region must ensure that their development conforms to the Goals and Policies Plan, all TRPA regulations and all applicable local, state, and federal laws pertaining to public health, safety and welfare.

~~**LU-3.3 PROACTIVELY DIRECT DEVELOPMENT AWAY FROM SENSITIVE LANDS AND AREAS THAT ARE FURTHEST FROM NON-RESIDENTIAL SUPPORT SERVICES AND TOWARDS DESIGNATED TOWN CENTERS, REGIONAL CENTERS AND THE HIGH DENSITY TOURIST DISTRICT, WHILE MAINTAINING THE CHARACTER OF DEVELOPMENT IN EXISTING RESIDENTIAL NEIGHBORHOODS.**~~

**LU-3.4 DEVELOPMENT IS PREFERRED IN AND DIRECTED TOWARDS TOWN CENTERS, REGIONAL CENTERS AND THE HIGH DENSITY TOURIST DISTRICT, AS IDENTIFIED ON THE REGIONAL LAND USE MAP. TOWN CENTERS, REGIONAL CENTERS AND THE HIGH DENSITY TOURIST DISTRICT SHALL HAVE THE FOLLOWING CHARACTERISTICS:**

- 1) **A CONCENTRTATION OF NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT AT A HIGHER INTENSITY THAN EXISTS IN OTHER AREAS OF THE REGION.**
- 2) **EXISTING OR PLANNED TRANSIT SERVICE.**
- 3) **HIGHWAY ACCESS.**
- 4) **INFILL AND REDEVELOPMENT OPPORTUNITIES.**
- 5) **CAPACITY FOR RECEIVING TRANSFERS OF DEVELOPMENT RIGHTS AND RELOCATIONS OF EXISITING DEVELOPMENT.**
- 6) **EXISTING OR PLANNED HOUSING IN THE VICINITY.**
- 7) **EXISTING OR PLANNED STREET DESIGNS WITH CONTINUOUS SIDEWALKS, PATHS AND OTHER INFRASTRUCTURE THAT PROMOTES WALKING, BICYCLING AND TRANSIT USE SO AS TO ENCOURAGE MOBILITY WITHOUT USE OF PRIVATE VEHICLES.**

**LU-3.5 EXISTING DEVELOPMENT PATTERNS IN RESIDENTIAL NEIGHBORHOODS OUTSIDE OF TOWN CENTERS, REGIONAL CENTERS AND THE HIGH DENSITY TOURIST DISTRICT AND ENVIRONMENTALLY-SENSITIVE LANDS SHOULD BE MAINTAINED WITH NO SIGNIFICANT CHANGE.**

**12/15/2011 Action Item #6:**

**LU-3.6 DEVELOPMENT IS DISCOURAGED IN AND DIRECTED AWAY FROM ENVIRONMENTALLY SENSITIVE LANDS AND AREAS FURTHEST FROM NON-RESIDENTIAL SUPPORT SERVICES. THESE AREAS ARE FURTHER DEFINED IN OTHER PLAN POLICIES.**

**LU-3.7 TRPA SHALL MAINTAIN A POOL OF DEVELOPMENT ALLOCATIONS AND RESIDENTIAL BONUS UNITS TO PROMOTE THE TRANSFER OF DEVELOPMENT RIGHTS FROM SENSITIVE LANDS TO TOWN CENTERS, REGIONAL CENTERS, AND THE HIGH DENSITY TOURIST DISTRICT.**

LU-3.8 TRPA SHALL MAINTAIN A POOL OF DEVELOPMENT ALLOCATIONS AND RESIDENTIAL BONUS UNITS TO PROMOTE THE TRANSFER OF DEVELOPMENT RIGHTS FROM OUTLYING RESIDENTIAL AREAS TO TOWN CENTERS, REGIONAL CENTERS AND THE HIGH DENSITY TOURIST DISTRICT.

**12/15/2011 Action Item #8:**

LU-3 Implementation Measures

- Amend Chapter 13, Plan Area Statements and the Land Use Map to designate certain areas as Town Centers, Regional Centers and designate the four existing casino towers in Stateline as the High Density Tourist District.

	<u>Transfer Existing Development (ERU, CFA, TAU) to Town Centers, Regional Centers and/or the High Density Tourist District and restore and retire parcel</u>	<u>Transfer Development Right to Town Centers, Regional Centers and/or the High Density Tourist District and retire parcel</u>
<u>SEZ</u>	<u>1:3</u>	<u>1:1.5</u>
<u>Sensitive Lands (1a, 1c, 2 and 3)</u>	<u>1:2</u>	<u>1:1.25</u>
<u>Non-Sensitive lands (4, 5, 6 and 7)</u>	<u>1:1</u>	<u>1:1</u>
<u>Distance from Town Centers, Regional Centers, the High Density Tourist District and Primary Transit Routes.</u>	<u>Additional transfer ratio based on distance from non-residential support services and transit (only for transfers of Residential Development Rights and Existing Residential Units into Town Centers, Regional Centers and/or the High Density Tourist District)</u>	
<u>Less than ¼ Mile or on the Lake-ward side of primary transit routes.</u>	<u>1:1</u>	
<u>¼ Mile to ½ Mile</u>	<u>1:1.25</u>	
<u>½ Mile to 1 Mile</u>	<u>1:1.5</u>	

<u>1 Mile to 1½ Mile</u>	<u>1:1.75</u>
<u>Greater than 1½ Mile</u>	<u>1:2</u>