

Appendix I

Non-substantive Code Changes

TRPA Code Amendment	Proposed Code Amendment Description	Rationale
Procedural Changes		
TRPA Certified Contractor Program	Amend Section 30.3.3.A to permit the development and implementation of a Certified Contractor program to allow qualified professionals certified by TRPA to complete verifications for land capability, land coverage, and existing development. Program implementation details would occur after the RPU and require Governing Board approval and separate environmental review if necessary. The program would require contractors to demonstrate technical expertise and would include safeguards against conflicts of interest.	The code change would have no environmental effect because the certified contractor program will be developed in the future with required environmental documentation; and certified contractors would have to demonstrate technical competency and would follow the same procedures as TRPA staff.
Requirement for Original Signatures on Documents	Amend Section 5.11 to eliminate the requirement for original signatures on documents, and allow the use of electronic signatures (e.g., faxed and scanned).	This change will streamline information exchange. It would have no environmental effects because it would not result in any physical changes to the environment.
Modifications to Nonconforming Uses	Amend Section 21.5.2.C regarding modifications to nonconforming uses to permit TRPA to approve expansions to non-conforming uses that do not increase the extent of non-conformity through approval of Area Plan and Memoranda of Understanding in addition to case-by-case approval.	The language change is purely procedural, as it would modify the process for approval, but not any approval criteria.
Suspend Acceptance of Biofuel Applications	Amend Section 65.1.6 to suspend acceptance of applications for biofuel facilities until further research demonstrates the safety and environmental compatibility of such facilities.	The proposed change would not affect the environment because it would not result in any projects or other physical alterations to the environment.
Definitions, Clarifications, and Consistency Cleanups		
Definitions - New, Modified, and Removed	Amend Chapter 90 to modify definitions of Alternative Energy Source, Alternative Fuels, Area Plans, Chemical Fertilizers for Lawns, Freeway, Irrevocable Commitment, Low-Emission Vehicle, Multi-Residential Bonus Units, Maintenance, Material Damage, Non-Sensitive Lands, Pervious, Plans, Primary Transit Routes, Public Safety Facilities Essential, Redirection, Regional Plan, Retired, Seiche, Sensitive Lands, Solid Waste, Stream Corridor Improvement, Story, Tourist Accommodation Unit, Unit, Blighted Area removed, Recreational Boating removed, Redevelopment Plan Area removed, Redevelopment Project Area removed.	These changes would only clarify terminology used in the code. These definitions would not change regulations or procedures and would result in no physical change in the environment.
Transit Oriented Development Finding	Amend Section 11.8.4.C to replace language referencing a “ten-minute walk” to a “one-half mile walk”. Applies to transit oriented development findings required when adding Multiple Family Residential Use to a plan area statement, community plan, or area plan.	The change would replace a subjective distance with a more clearly defined standard. A ten-minute walk is functionally equivalent to a one-half mile walk, so the change would not change the substance of the existing provision.
Height Standards	Amend Section 37.1 by removing requirement of “attractive” and replacing with “visually compatible”.	This is a clarified standard that replaces subjective language with language that is less subjective because it references the surrounding existing condition. The language change would not result in any physical changes to the environment.

TRPA Code Amendment	Proposed Code Amendment Description	Rationale
Deletions		
Increase Supply of Land Coverage	Delete Section 30.4.4.F to remove TRPA's ability to increase the supply of land coverage when there is inadequate supply of hard land coverage for commercial and tourist uses at a reasonable cost within a given Hydrologic Area. A proposed ordinance change would allow coverage transfers across Hydrologic Areas. If coverage can be transferred across Hydrologic Area boundaries the existing supply in the Region would be adequate for development authorized under the Regional Plan and this section would be irrelevant.	The provision is redundant and unnecessary with other proposed changes. The deletion would not result in a physical change in the environment besides those already being analyzed in the EIS.
Single Family Dwelling Driveway Width Standard	Delete Section 34.3.4 Single Family Homes driveway width standard. Local jurisdictions all have single family home driveway standards that property owners would be required to comply with. The standard is redundant.	The provision is redundant and unnecessary as local jurisdiction's driveway standards are equal to or in some cases more restrictive to TRPA's standards. All applicable regulations (e.g. coverage standards) would apply. The deletion would not result in physical changes that could affect the environment beyond those analyzed in the EIS.
Minor Regulatory Changes		
Relocation of Accessory Commercial Uses	Amend Section 50.5.1 of the Code of Ordinances to permit existing commercial accessory uses (e.g., restaurants in a casino) to have a separate street-level entrance, and a 20 square foot sign to independently advertise, when they relocate their businesses to street level.	Promote street level pedestrian activity in tourist areas. All applicable environmental regulations (e.g., sign standards) would apply, and no new development would be authorized other than that provided for in the Regional Plan.