

Summary of Goals, Policies and Implementation Measures

Pathway Vision Statement: In 2027, the Lake Tahoe Basin is an exceptional place where communities thrive in harmony with the natural environment. The overwhelming presence of nature is apparent. The Lake is blue and clear, the air is clean, the region’s ecosystem is healthy, and natural sounds evident. Within communities, the economy is strong and sustainable; the population diverse and vital, the richness of everyday life is obvious. Based on mutual respect and the integration of human and natural communities, a balance exists that inspires and motivates residents, businesses, visitors, and governments alike to work together to maintain the Lake’s value as a national and international treasure. Lake Tahoe is a truly unique and special place.

Pathway Desired Conditions: None

| Ref# | Type | Alternative 1 | Alternative 2 | Alternative 3 | Alternative 4 | Alternative 5 |
|------|------|---|--|--|-----------------------|-----------------------|
| 1 | G | LU-1 Restore, maintain, and improve the quality of the Lake Tahoe region for the visitors and residents of the region. | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |
| 1.1 | P | LU-1.1 The primary function of the region shall be as a mountain recreation area with outstanding scenic and natural values. | The primary function of the region shall be as a mountain ecosystem that offers outdoor recreation along with scenic & natural values. | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |
| 1.2 | P | LU-1.2 The regional plan gives a high priority to correcting past | Require land use development that protects and improves the | LU-1.2 It is a high priority to correct past deficiencies in development by | Same as Alternative 1 | Same as Alternative 1 |

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| | | deficiencies in land use. The plan shall encourage a redirection strategy for substantially and adversely altered areas, wherever feasible. | character of mountain communities and progress towards threshold attainment is accelerated by providing substantial environmental benefits. Redevelopment and restoration of harmful "legacy development" in the Basin (in Communities with Plans and more rural areas without Community Plans) will be prioritized before development on undeveloped land. | redeveloping substantially and adversely altered areas, wherever feasible. | | |
| 1.3 | P | LU-1.3 The plan shall seek to maintain a balance between economic health and the environment. | The plan shall seek to preserve the scenic beauty and outdoor recreational opportunities of the region, to restore the damage caused by historic legacy development and coverage and insure equilibrium between | LU-1.3 A balance between economic health and the environment shall be maintained. | Same as Alternative 1 | Same as Alternative 1 |

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| | | | the region's natural endowment, attainment and maintenance of TRPA's thresholds, and its manmade environment. | | | |
| 2 | G | LU-2 Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the Tahoe Regional Planning Compact. | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |
| 2.1 | P | 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. | The Regional Plan shall limit the total population permitted in the region at one time (the Basin's human carrying capacity) and base land use regulations, economic considerations and zoning decisions to the level that will on achievement and | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | | maintenance of the environmental threshold carrying capacities as mandated by the TRPA compact. The human carrying capacity of the Basin will be identified for: <ol style="list-style-type: none"> 1. Full time population 2. Second home population 3. Peak summer population 4. Peak winter population | | | |
| 2.2 | P | LU-2.2 Specific land use policies shall be implemented through the use of planning area statements for each of the planning areas identified in the map included in this plan (located inside back cover). areas of similar use and character | Moved to Land Use Goal LU-4 | | | |

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| | | <p>have been mapped and categorized within one or more of the following five land use classifications: conservation, recreation, residential, commercial and public service, and tourist. These land use classifications shall dictate allowable land uses. 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</p> | | | | |

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| | | land use classifications. | | | | |
| 2.3 | P | <p>LU-2.3 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.</p> | Moved to Land Use Goal LU-4 | | | |
| 2.4 | P | <p>LU-2.4 The planning area statements set forth special policy direction to respond to the particular needs, problems, and future</p> | Moved to Land Use Goal LU-4 | | | |

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| | | 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. | | | | |
| 2.5 | P | <p>LU-2.5 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</p> | <p>LU-2.5 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, so as</p> | <p>[Note: Amended and relocate to LU-2.2] LU-2.2 The Regional plan and all other 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 below. 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</p> | <p>LU-2.5 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</p> | <p>LU-2.5 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</p> |

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| | | 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 | long as capacity (bedrooms, floor area, height, volume, accessory uses, and massing) are the same. (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 | 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, regulated development is categorized as residential, tourist accommodation, commercial, recreation, public service, and resource management. <u>Residential:</u> Each undeveloped legal parcel existing at the time of the adoption of this plan, unless otherwise restricted, has a development right of one residential unit, except where additional development rights are acquired pursuant to the Performance Review and Implementation Scheduling Subelement. The total number of multi-residential additional | 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 | 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 |

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| | | 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. <u>Residential:</u> each undeveloped legal parcel existing at the time of the adoption of this | land use element. These limitations shall be expressed in appropriate land use regulations, such as zoning, use limitations, floor area 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. <u>Residential:</u> each undeveloped legal parcel existing at the time of the adoption of this plan, unless otherwise restricted, has a development right of one residential unit, except where | units permitted shall not exceed 1400 units. ^{§§} <u>Tourist Accommodation:</u> 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 or a Local Plan that has been found in conformance with the Regional Plan and as provided for in the Performance Review and Implementation Subelement. The total number of additional tourist accommodation units shall not exceed 400 units. ^{§§} <u>Commercial:</u> 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, | plan, the development regulated is categorized as residential, tourist accommodation, commercial, recreation, public service, and resource management. <u>Residential:</u> each undeveloped legal parcel existing at the time of the adoption of this plan, 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 | plan, the development regulated is categorized as residential, tourist accommodation, commercial, recreation, public service, and resource management. <u>Residential:</u> each undeveloped legal parcel existing at the time of the adoption of this plan, 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 |

^{§§} Amended 10/25/06

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| | | 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. ^{§§} (see goals #2 and | additional development rights are acquired pursuant to goal #2, of the development and implementation priorities 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. (see goals #2 and #3 of the development and implementation priorities subelement for more detail.) <u>Tourist accommodation:</u> there is a limited need for additional tourist accommodation | community plans, other specific plans, or a Local Plan that has been found in conformance with the Regional Plan. The total additional gross commercial floor area permitted shall not exceed 200,000 sq. ft. <u>Recreation:</u> Additional recreation uses may be permitted only as specified within plan area statements, community plans, other specific plans, or a Local Plan that has been found in conformance with the Regional Plan. 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. | exceed 1400 additional units. (see goals #2 and #3 of the development and implementation priorities subelement for more detail.) [§] <u>Tourist accommodation:</u> 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 200 units. (see goals #2 and #3 of the development and implementation priorities subelement for more detail.) <u>Commercial:</u> the | exceed 1400 additional units. (see goals #2 and #3 of the development and implementation priorities subelement for more detail.) [§] <u>Tourist accommodation:</u> 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. (see goals #2 and #3 of the development and implementation priorities subelement for more detail.) <u>Commercial:</u> the |

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[§] Amended 4/24/02

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| | | <p>#3 of the development and implementation priorities subelement for more detail.)[§] <u>Tourist accommodation:</u> 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</p> | <p>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. (see goals #2 and #3 of the development and implementation priorities subelement for more detail.) <u>Commercial:</u> the amount of additional commercial development is based on the estimated needs of the region. Commercial development may be</p> | <p>(See Recreation Element for more detail.) <u>Public Service:</u> Additional public service development shall be limited to those projects needed to serve the other development permitted by this plan. (See Public Service Element)</p> | <p>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 400,000 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.) <u>Recreation:</u> additional recreation uses may be permitted only as specified within plan area statements, community plans or other specific plans. The</p> | <p>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 600,000 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.) <u>Recreation:</u> additional recreation uses may be permitted only as specified within plan area statements, community plans or other specific plans. The</p> |

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| | | <p>exceed 400 units.^{§§}. (see goals #2 and #3 of the development and implementation priorities subelement for more detail.) <u>Commercial:</u> 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</p> | <p>permitted as specified in plan area statements, community plans, or other specific plans. The total additional gross commercial floor area permitted shall not exceed 200,000 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.) <u>Recreation:</u> 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</p> | | <p>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.) <u>Public service:</u> additional public service development shall be limited to those projects needed to serve the other development permitted by this plan. (see public service element.)</p> | <p>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.) <u>Public service:</u> additional public service development shall be limited to those projects needed to serve the other development permitted by this plan. (see public service element.)</p> |

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| | | <p>this plan. (see goal #2 of the development and implementation priorities subelement for more detail.)</p> <p><u>Recreation:</u> 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</p> | <p>(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.)</p> <p><u>Public service:</u> additional public service development shall be limited to those projects needed to serve the other development permitted by this plan. (see public service element.)</p> | | | |

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| | | recreation element for more detail.) <u>Public service:</u> additional public service development shall be limited to those projects needed to serve the other development permitted by this plan. (see public service element.) | | | | |
| 2.6 | P | LU-2.6 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 | Moved to Land Use Goal LU-4 | | | |

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| | | <p>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</p> | | | | |

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| | | 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. | | | | |
| 2.7 | P | <p>LU-2.7 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</p> | <p>No new divisions of land shall be permitted within the region which would create new development potential, or will be inconsistent with the goals and policies of this plan and the environmental threshold carrying capacities. Prohibit new subdivisions on raw, undeveloped land</p> | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | <p>the result does not increase the development potential permitted by this Plan:</p> <p>A. Division of land for the purposes of conveying a portion thereof to a governmental agency, public entity, or public utility.</p> <p>B. Division of land for the purposes of creating cemetery lots.</p> <p>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</p> | <p>that are not already serviced by existing roads, utilities, and other such services and not already approved as “paper subdivisions.”</p> <p>Residential allocations will not exceed the development potential envisioned in 1987. If measured progress towards threshold attainment and maintenance occurs in the future and additional residential allocations will not impede this progress, such additional residential allocations must not be added to the whole pool for the purpose of provided allocations to mixed use, urban areas.</p> | | | |

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| | | <p>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 requirements of the Compact. Based on the above evaluation, appropriate adjustments to the Regional Plan shall be made.</p> <p>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</p> | | | | |

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| | | <p>potential land coverage or density, and shall not have an adverse impact upon the health, safety, general welfare or environment of the Region.</p> <p>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</p> | | | | |

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| | | <p>welfare or environment of the Region.</p> <p>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.</p> <p>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</p> | | | | |

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| | | 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. | | | | |
| 2.8 | P | LU-2.8 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 | | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | 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. | | | | |
| 2.9 | P | LU-2.9 Structures, legally | | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | <p>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:</p> <p>A. Nonconforming structures may be maintained or repaired. Maintenance and repair shall be defined in implementing ordinances.</p> <p>B. Nonconforming structures may not be enlarged, replaced, or rebuilt without the approval of trpa. Such approval shall be based on criteria set forth in implementing ordinances to ensure that:</p> | | | | |

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| | | <p>i. The activity shall not increase the extent of nonconformity; and</p> <p>ii. If the structure is subject to a specific program of removal or modification by trpa, the activity shall not conflict with that program.</p> | | | | |
| 2.10 | P | <p>LU-2.10 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</p> | <p>Uses, legally existing as of the date of adoption of this new Regional Plan, but which are now prohibited or were prohibited by the 1987 Plan, 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</p> | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | <p>uses may not be modified, expanded, or intensified, nor resumed following a significant interruption without the approval of TRPA. Such approval shall be based on criteria set forth in ordinances to ensure that:</p> <p>I. The activity shall not increase the extent of nonconformity.</p> <p>li. The activity shall not make it more difficult to attain and maintain environmental threshold carrying capacities.</p> <p>lii. The use is otherwise consistent with applicable plan area statements and community</p> | <p>modification.</p> <p>B. Nonconforming uses may not be modified, expanded, or intensified, nor resumed following a significant interruption without the approval of TRPA. Such approval shall be based on criteria set forth in ordinances to ensure that:</p> <p>I. The activity shall not increase the extent of nonconformity.</p> <p>li. The activity shall not make it more difficult to attain and maintain environmental threshold carrying capacities.</p> <p>lii. The use is otherwise consistent with applicable plan area statements and community plans.</p> | | | |

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| | | plans. C. Additional rules regarding excess land coverage are set forth in this land use subelement goal #3, policy 3. | | | | |
| 2.11 | P | LU-2.11 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. | Limit uses of the bodies of water within the region to outdoor water-dependent uses required to satisfy the goals and policies of this plan and the environmental threshold carrying capacities. | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |
| 2.12 | P | LU-2.12 Restoration and rehabilitation shall be a high priority for improving environmental quality and community character of areas designated for redirection but not | Protection of the natural environment, restoration and rehabilitation shall be a high priority for improving environmental quality and community character of areas designated | LU-2.8 Prioritize restoration and rehabilitation for improving environmental quality and community character of areas designated for redirection but not included in a redevelopment plan. The Regional Plan calls for | Same as Alternative 3 | Same as Alternative 1 |

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| | | included in a redevelopment plan. | for redirection but not included in a redevelopment plan. | 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. | | |
| 2.13 | P | LU-2.13 Redevelopment shall be encouraged in areas designated for re-direction to improve environmental quality and community character. | Encourage redevelopment in areas designated for redirection to improve environmental quality and community character. Require that the redevelopment that occurs either occurs in the same footprint, or is redirected it to a more appropriate location, with a higher land capability, and where improvements to thresholds will result. Redevelopment must | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | | not increase the mass of the original development. | | | |
| 2.14 | P | The provisions set forth in article vi (d) through vi (i) of the compact apply to TRPA regulation of structures housing gaming. | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |
| 2.15 | P | Goal LU-3 All new development shall conform to the coefficients of allowable land coverage as set forth in "the land capability classification of the lake Tahoe basin, California-Nevada, a guide for planning, bailey, 1974." | Same as Alternative 2 | LU-2.11 Allowable land coverage in the Tahoe basin shall be set 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 limits allowable impervious land coverage associated with new development. These policies set | Same as Alternative 2 | Same as Alternative 2 |

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| | | | | 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. | | |
| 2.16 | P | LU-3.1 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 | Same as Alternative 1 | 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 | Same as Alternative 2 | Same as Alternative 1 |

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| | | <p>boundary, or as otherwise set forth in a, b, and c of this policy. [Note: See Goals and Policies for Maximum Land Coverage Table]</p> <p>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.</p> <p>B. In the case of existing planned unit developments (PUDs) not in conformance with the coefficients, the coefficients shall apply to the</p> | | <p>this policy. [Note: See Goals and Policies for Maximum Land Coverage Table]</p> <p>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.</p> <p>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.</p> <p>C. After December 31, 1988, for vacant residential parcels evaluated under the</p> | | |

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| | | <p>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.</p> <p>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</p> | | <p>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.</p> <p>The method of calculation of allowed land coverage shall be detailed in the implementing ordinances consistent with the above policy.</p> | | |

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| | | <p>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.</p> | | | | |
| 2.17 | P | <p>LU-3.2 The allowed coverage in policy 1 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</p> | <p>Land coverage may be increased above the base allowable coverage limits, up to the maximum allowable land coverage limits set forth below, by transfer of land coverage: Commercial Facilities, Tourist Accommodation Facilities, Multi-</p> | <p>LU-2.13 The allowed coverage in policy 1 may be increased by transfer of land coverage 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 and handicapped access, may also be allowed</p> | <p>Land coverage may be increased above the base allowable coverage limits, up to the maximum allowable limits set forth in the Code of Ordinances, by transfer of land coverage from hydrologically related areas and TRPA designated coverage-impaired watersheds. Additional coverage</p> | <p>Same as Alternative 1</p> |

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| | | coverage, such as exceptionally long driveways and handicapped access, may also be allowed. Ordinances shall specifically limit and define these programs. Land coverage may be transferred through programs that are further described in goal #3 of the development and implementation priorities subelement. | Family and Mixed-Use Facilities in an adopted Community Plan or Development Transfer Zone: The maximum coverage allowed (Base + Transfer - shall be 50 percent of the land in capability districts 4 – 7. Coverage transfers to increase coverage from the base coverage up to 50 percent. | ordinances shall specifically limit and define these programs. | may also be allowed for certain driveways and handicapped access for public health and safety reasons. | |
| 2.18 | P | LU-3.2 The allowed coverage in policy 1 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: | Land coverage may be increased above the base allowable coverage limits, up to the maximum allowable land coverage limits set forth below, by transfer of land coverage: Commercial Facilities, Tourist | LU-2.14 Land coverage may be transferred through programs that are further described in goal DI-3 (development and implementation priorities).The intent of the land coverage transfer programs is to allow greater flexibility in the placement of land coverage. Such | Land coverage may be increased above the base allowable coverage limits, up to the maximum allowable limits set forth in the Code of Ordinances, by transfer of land coverage from hydrologically related areas and TRPA designated coverage- | Same as Alternative 1 |

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| | | Special provisions for additional coverage, such as exceptionally long driveways and handicapped access, may also be allowed. Ordinances shall specifically limit and define these programs. Land coverage may be transferred through programs that are further described in goal #3 of the development and implementation priorities subelement. | Accommodation Facilities, Multi-Family and Mixed-Use Facilities in an adopted Community Plan or Development Transfer Zone: The maximum coverage allowed (Base + Transfer - shall be 50 percent of the land in capability districts 4 – 7. Coverage transfers to increase coverage from the base coverage up to 50 percent. | 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. The coverage transfer programs allow for coverage over base coverage to be permitted and still be consistent with the soils threshold and Goal LU-2 of this Subelement. | impaired watersheds. Additional coverage may also be allowed for certain driveways and handicapped access for public health and safety reasons. | |
| 2.19 | P | A. Single Family Residential: The maximum land coverage allowed (Base + Transfer) on a parcel through a transfer program shall be as set forth below: Parcel Size (Square | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | Feet) Land Coverage 0 - 4,000 Base Land Coverage as Set Forth in Policy 1 4,001 - 9,000 1,800 sq. ft. Parcel Size (Square Feet) Land Coverage 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. | | | | |

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| | | 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 | | | | |

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| | | 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. | | | | |
| 2.20 | P | B. <u>Commercial Facilities in a Community Plan</u> : The maximum coverage allowed (Base + Transfer on an existing undeveloped 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. For existing developed parcels, the maximum land coverage allowed | B. <u>Commercial Facilities in a Community Plan</u> : The maximum coverage allowed (Base + Transfer on an existing undeveloped parcel through a transfer program, shall be 50 percent of the land in capability districts 4 - 7, provided the parcel is within an approved community plan or a Development Transfer Zone (DTZ). For existing developed parcels, the maximum land coverage allowed is | B. <u>Facilities in a Community Plan, Town Center or High Density Tourist District</u> : The maximum coverage allowed (Base + Transfer) on 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, a Town Center or High Density Tourist District of a Local Plan that has been found in conformance with the Regional Plan. Transfers to increase coverage from the base coverage up to the maximum coverage | Same as Alternative 3 | Same as Alternative 1 |

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| | | is 50 percent coverage transfers to increase coverage from the base coverage up to 50 percent, shall be at a ratio of 1:1. Coverage transfers to increase coverage above 50 percent, shall be at gradually increasing ratios, with the transfer ratio for all the coverage over 50 percent determined as indicated on the following graph: | 50 percent. Transfers to increase coverage from the base coverage up to 50 percent, shall be subject the following ratios: Transfers from SEZ shall be at 1:1 (sending/receiving) Transfers from Class 1-3 shall be at 1.25:1 Transfers from Class 4-5 shall be at 2:1 Transfer from Class 6-7 shall be at 3:1 | allowed, shall be at a ratio of 1:1 for transfers of coverage from sensitive lands. For transfer of coverage from non-sensitive lands, coverage shall be transferred at a gradually increasing ratio, with the transfer ratio for all the coverage over 50 percent determined as indicated on the following graph: | | |
| 2.21 | P | <u>C. Tourist Accommodation Facilities, Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan:</u> The maximum coverage (Base + | <u>C. Tourist Accommodation Facilities, Multi-Residential Facilities of 5 Units or More, Public Service Facilities, and Recreational Facilities in a Community Plan:</u> The maximum coverage (Base + Transfer) allowed on | <u>C. multi-residential facilities of 5 units or more, public service facilities, and recreational facilities in a community plan, town center or high density tourist district:</u> the maximum coverage (base + transfer) allowed on a parcel through a transfer program shall be 70 percent of the land in capability districts 4 - 7, provided such parcel is | Same as Alternative 3 | Same as Alternative 1 |

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| | | Transfer) allowed on a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan coverage transfer ration to increase coverage from the base coverage to 50 percent shall be at a ratio of 1:1. | a parcel through a transfer program shall be 50 percent of the land in capability districts 4 - 7, provided such parcel is within an approved community plan or Development Transfer Zone. Transfers to increase coverage from the base coverage to 50 percent shall be subject the following ratios: Transfers from SEZ shall be at 1:1 (sending/receiving) Transfers from Class 1-3 shall be at 1.25:1 Transfers from Class 4-5 shall be at 2:1 Transfer from Class 6-7 shall be at 3:1 | within an approved community plan or a town center of a conforming local plan, coverage transfer ratio to increase coverage from the base coverage to 70 percent shall be at a ratio of 1:1. | | |
| 2.22 | P | <u>D. Other Multi-Residential Facilities:</u> The maximum coverage (Base + Transfer) allowed | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | <p>on a parcel through a transfer of coverage programs shall be the amounts set forth in Policy A, above.</p> <p><u>E. Linear Public Facilities and Public Health and Safety Facilities:</u> 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.</p> | | | | |
| 2.23 | P | <p><u>F. Public Service Facilities Outside a Community Plan:</u> The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be</p> | Same as Alternative 1 | <p><u>F. Public Service Facilities Outside a Community Plan, Town Center or High Density Tourist District:</u> The maximum coverage (Base + Transfer) allowed on a parcel through a transfer program shall be 50 percent land coverage</p> | Same as Alternative 3 | Same as Alternative 1 |

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| | | <p>50 percent land coverage provided TRPA determines there is a demonstrated need and requirement to locate such a facility outside a community plans, area and there is no feasible alternative which would reduce land coverage.</p> <p><u>G. Other Facilities Outside of Community Plans and Facilities Within Community Plans Before the Community Plan is Approved:</u> Other than the exceptions in A, D, E, and F, the maximum land coverage allowed shall be the base land coverage as set forth in Policy 1.</p> | | <p>provided TRPA determines there is a demonstrated need and requirement to locate such a facility outside a Community Plan, Town Center, or High Density Tourist District and there is no feasible alternative which would reduce land coverage.</p> <p>G. Other Facilities Outside of Community Plans, Town Centers and the High Density Tourist District, Facilities within Community Plans before the Community Plan is approved, and facilities within a Town Center before Local Government Plans are approved and found in conformance with the Regional Plan: Other than the exceptions in A, D, E, and F, the maximum land coverage allowed shall be the base land coverage as set forth in Policy LU-2.11.</p> | | |
| 2.24 | P | None | None | H. Notwithstanding subsections A-G above, | None | None |

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| | | | | <p>when existing development is relocated to town 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 the installation of BMPs.</p> <p>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. If included, the comprehensive coverage management system shall reduce total allowable coverage compared to the parcel level limitations in the Regional Plan and Code.</p> | | |
| 2.25 | P | LU-3.3 Rehabilitation, reconstruction, | LU-3.3 Rehabilitation, reconstruction, and | LU-2.15 Rehabilitation, reconstruction, and | Same as Alternative 3 | Same as Alternative 1 |

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| | | <p>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:</p> <p>A. Repair or reconstruction of buildings damaged or destroyed by fire or other calamity subject to Goal #2, Policy 8 of this subelement is exempt from this policy.</p> <p>B. Reconstruction, rehabilitation, modification, relocation, or major repair of structures or</p> | <p>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:</p> <p>A. Repair or reconstruction of buildings damaged or destroyed by fire or other calamity subject to Goal #2, Policy 8 of this subelement is exempt from this policy.</p> <p>B. Repair or reconstruction, rehabilitation, modification, relocation, or major repair of structures or coverage may be allowed, provided</p> | <p>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:</p> <p>A. Repair or reconstruction of buildings damaged or destroyed by fire or other calamity subject to Policy 2.4 of this subelement is exempt from this policy.</p> <p>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 this land use subelement. For parcels with existing coverage in excess of the Bailey Coefficients, a land coverage mitigation</p> | | |

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| | | <p>coverage other than as specified in A above may be allowed, provided such use is allowed under the 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,</p> | <p>such use is allowed under the land use subelement. 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 to the base allowable To accomplish these reductions, property owners are subject to the following:</p> <ul style="list-style-type: none"> i. Reduce and retire coverage on-site from 15% to 25% based on a sliding scale; and ii. Reducing and retiring coverage off-site in a hydrologically-related area pursuant to the following ratios: SEZ shall be at 1:1 (sending/receiving) Class 1-3 shall be at | <p>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:</p> <ul style="list-style-type: none"> 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 | | |

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| | | <p>property owners shall have at least the following options:</p> <ul style="list-style-type: none"> i. reducing coverage on-site; ii. reducing coverage off-site in a hydrologically-related area; iii. paying a rehabilitation fee in lieu of 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 | <p>1.25:1 Class 4-5 shall be at 2:1 Class 6-7 shall be at 3:1; or</p> <ul style="list-style-type: none"> iv. Lot consolidation with a contiguous parcel or lot line adjustment to reduce the percentage of excess coverage on the resulting parcels to the base allowable; or v. Any combination of the foregoing options. <p>C. Existing coverage may be relocated within a parcel provided it is relocated to areas of equal or superior environmental capability consistent with B above.</p> <p>D. TRPA in consultation with California and Nevada Land Banks shall establish the excess coverage</p> | <p>coverage on the resulting parcels; or</p> <ul style="list-style-type: none"> v. any combination of the foregoing options. <p>C. Existing coverage may be relocated within a parcel provided it is relocated to areas of equal or superior environmental capability consistent with B above.</p> <p>D. 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. The rehabilitation fee schedule shall be updated annually.</p> <p>E. In approving repair,</p> | | |

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| | | <p>on the resulting parcels; or</p> <p>v. any combination of the foregoing options.</p> <p>C. Existing coverage may be relocated within a parcel provided it is relocated to areas of equal or superior environmental capability consistent with B above.</p> <p>D. In establishing the rehabilitation fee schedule(s) provided for in (3.B.iii), above, the following procedures shall be followed:</p> <p>i. A special task force shall be convened to analyze and report on the actual costs and mechanisms involved in</p> | <p>rehabilitation fee by ordinance.</p> | <p>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.</p> | | |

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| | | <p>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.</p> <p>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</p> | | | | |

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| | | 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 | | | | |

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| | | <p>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.</p> <p>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</p> | | | | |

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| | | <p>Regional Plan goal of encouraging rehabilitation, reconstruction, and upgrading of the existing inventory of structures.</p> <p>iv. TRPA may set an interim fee, if necessary, while the task force prepares its recommendations.</p> <p>E. 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</p> | | | | |

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| | | the design review guidelines. | | | | |
| 2.26 | P | LU-3.4 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. | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |
| 2.27 | P | None | None | LU-2.17 For redevelopment projects within town centers and the high density tourist district, projects may convert a portion of their non-conforming coverage to development allocations. | None | None |
| 2.1.1 | IM | Existing Implementation Measures | Amend Chapter 33, Allocation of Development. 1) CFA would be distributed to adopted CPs using the existing distribution and | Amend Chapter 33, Allocation of Development. An additional 200,000 square feet of CFA would be available, for use in Town Center or High Density | Amend Chapter 33, Allocation of Development. An additional 400,000 square feet of CFA would be available, for use in transect districts | Amend Chapter 33, Allocation of Development. 1) CFA would be distributed to Special Projects and to adopted CPs using the existing distribution and |

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| | | | <p>allocation system. A total of 200,000 square feet of CFA would be available. No new additional CFA will be allowed above levels remaining from the 1987 Plan until existing inventory if unused and vacant CFA is depleted except for exemptions for industrial areas and with transfer from sensitive lands into designated developed areas.</p> <p>Allocations would be allowable based on measured Basin-wide and County/City conformance with threshold achievement and maintenance.</p> | <p>Tourist Districts as match for transfers of development.</p> | <p>designated as Town Center, Tourist Center, and Neighborhood Center and as match for transfers of development.</p> | <p>allocation system. A total of 600,000 square feet of CFA would be available.</p> |
| 2.1.2 | IM | Existing Implementation Measures | Amend Chapter 33 and 35, to allocate the remaining 347 TAUs from the 1987 | Amend Chapter 33 and 35, to allocate the remaining 347 TAUs from the 1987 Regional Plan. | Amend Chapter 33 and 35, to allocate the remaining 347 TAUs from the 1987 Regional | Amend Chapter 33 and 35, to allocate the remaining 347 TAUs from the 1987 Regional |

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| | | | Regional Plan | | Plan plus 200 new TAUs to be distributed as TAU Bonus Units | Plan plus 400 new TAUs to be distributed as TAU Bonus Units |
| 2.1.3 | IM | Existing Implementation Measures | Amend Chapter 33, Allocation of Development. Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes, 1) 2600 new residential allocations would be made available. | Amend Chapter 33, Allocation of Development. Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes, 1) 2600 new residential allocations would be made available | Amend Chapter 33, Allocation of Development. Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes, 1) 4,500 new residential allocations would be made available2) Moderate Income Housing units will be exempted from the allocation requirement. | Amend Chapter 33, Allocation of Development. Residential Allocations would continue to be allocated under the existing system and regulatory structure with the following changes, 1) 5,200 new residential allocations would be made available. |
| 2.1.4 | IM | Amend Chapter 35, Bonus Units. The 661± bonus units remaining from the 1987 Regional Plan would be available | Same as Alternative 1 | Amend Chapter 35, Bonus Units. The 661± bonus units remaining from the 1987 Regional Plan and an additional 600 new bonus residential units would be available. | Same as Alternative 1 | Same as Alternative 1 |
| 2.1.5 | IM | Existing Implementation Measures | Incentivize use of existing entitlements/invento | Same as Alternative 1 | Implemented in Transect Districts | Same as Alternative 1 |

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| | | | ry before allowing new entitlements. i.e. allow additional floor area/entitlements based on true above and beyond environmental gains for projects already built vs. projects that are on vacant or on underdeveloped land. | | | |
| 2.1.6 | IM | Existing Implementation Measures | Amend Chapter 20, Coverage, to allow land transfer of hard coverage from any Hydrologically Related Area (HRA) to the South Shore Development Transfer Zone and from any HRA in Placer County to the Kings Beach and Tahoe City Development Transfer Zone. | Amend Chapter 20, Coverage to remove Hydrologically Related Area boundary coverage restrictions. | Amend Chapter 20, Coverage, to allow land coverage from sending parcels located within TRPA-designated impaired watersheds to be transferred across Hydrologically Related Area boundaries, as long as the receiving area is in a TRPA-designated non-impaired watershed. Amend the Code to define "Impaired Watershed". | Same as Alternative 1 |
| 2.1.7 | IM | Existing Implementation Measure | Amend Chapter 20 coverage provisions to allow transfer of | Amend Chapter 20 coverage provisions to allow transfer of coverage | Same as Alternative 3 | Same as Alternative 1 |

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| | | | coverage up to 50 percent for commercial facilities, tourist accommodation facilities, and mixed-use facilities. The coverage transfers ratio shall be the following: from SEZ shall be at 1:1 (sending/receiving) Transfers from Class 1-3 shall be at 1.25:1 Transfers from Class 4-5 shall be at 2:1 Transfer from Class 6-7 shall be at 3:1 | up to 70 percent areas designated in adopted community plans and areas designated as Mixed Used, Town Center or High Density Tourist. Transfers shall be at a ratio of 1:1 when transferring coverage from sensitive lands (land capability districts 1-3). Existing coverage transfer ratio remains for transfers from non-sensitive lands (land capability districts 4-7). | | |
| 2.1.8 | IM | Existing Implementation Measure | Same as Alternative 1 | Amend Chapter 20 to provide for relocation of non-conforming coverage to Town Centers and the High Density Tourist District with restoration and retirement of the prior site. | Same as Alternative 1 | Same as Alternative 1 |
| 2.1.9 | IM | Existing Implementation Measure | Same as Alternative 1 | Amend Chapter 20 and 33 to allow for qualifying redevelopment projects, to convert nonconforming land coverage to bonus | Same as Alternative 1 | Same as Alternative 1 |

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| | | | | TAUs and Residential Units. | | |
| 2.1.10 | IM | Existing Implementation Measure | Same as Alternative 1 | Amend the Code to allow Local Plans to manage coverage comprehensively if the management system is determined to be more effective than the parcel level regulations. | Same as Alternative 1 | Same as Alternative 1 |
| 2.1.11 | IM | Existing Implementation Measure | Amend Chapter 20 to prohibit the transfer of soft or potential coverage to TAU, multi family, commercial or public service facilities. Exceptions are made for bike trails/paths that use pervious coverage not to exceed Class II standards. Soft coverage can only be converted pervious coverage. No potential coverage transfers allowable for commercial, tourist, | Amend Chapter 20, Coverage to allow soft coverage to be transferred for commercial, tourist accommodation, and mixed-use facilities located within adopted community plans or areas designated as Mixed-Use, Town Center or High Density Tourist District when transferred from sensitive lands (land capability district 1-3). | Same as Alternative 3 | Same as Alternative 1 |

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| | | | or mixed use. Soft coverage is not allowable to convert to hard coverage and is not transferable off-site; however TMDL credit would be available for soft coverage retirement. | | | |
| 2.1.12 | IM | Existing Implementation Measure | Same as Alternative 1 | 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 and that does not require a grading permit under the code. | Same as Alternative 3 | Same as Alternative 1 |
| 2.1.13 | IM | Existing Implementation Measure | Same as Alternative 1 | Amend Chapter 20 to discount coverage for permeable pavement. | Same as Alternative 1 | Same as Alternative 1 |
| 2.1.14 | IM | Implementation Measure | Amend Chapter 20, Coverage to require that in lieu excess coverage mitigation fees be used for the acquisition and restoration off existing coverage only, and not for the acquisition and | 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 sensitive lands. | Amend excess land coverage mitigation program regulations to substantially restrict access to the in-lieu mitigation fee option. Large projects would only be eligible to pay in-lieu fees after | Same as Alternative 1 |

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| | | | retirement of potential land coverage with priority for monies to be targeted for removal of structures within SEZs. | | demonstrating that all present opportunities for removing excess land coverage on- or off-site have been exhausted. Allow the use of in-lieu mitigation fees across Hydrologically Related Area Boundaries if the fees are targeted for removal of coverage from sensitive lands. | |
| 2.1.15 | IM | Existing Implementation Measure | Amend Chapter 20 to require that projects that are considered "major additions" exceeding Bailey coverage must have a component of reducing coverage on a sliding scale based on the land coverage that exceeds Bailey. For reconstruction, rehabilitation, modification, relocation, or major repair of structures or coverage may be | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | | <p>allowed, provided such use is allowed under the land use subelement. 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 to the base allowable To accomplish these reductions, property owners are subject to the following:</p> <ul style="list-style-type: none"> i. Reduce and retire coverage on-site from 15% to 25% based on a sliding scale; and ii. reducing and retiring coverage off-site in a hydrologically-related area pursuant to the following ratios: | | | |

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| | | | <p>SEZ shall be at 1:1 (sending/receiving) Class 1-3 shall be at 1.25:1</p> <p>Class 4-5 shall be at 2:1</p> <p>Class 6-7 shall be at 3:1; or</p> <p>iv. lot consolidation with a contiguous parcel or lot line adjustment to reduce the percentage of excess coverage on the resulting parcels to the base allowable; or</p> <p>v. any combination of the foregoing options.</p> <p>C. Existing coverage may be relocated within a parcel provided it is relocated to areas of equal or superior environmental</p> | | | |

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| | | | <p>capability consistent with B above.</p> <p>D. TRPA in consultation with California and Nevada Land Banks shall establish the excess coverage rehabilitation fee by ordinance.</p> | | | |
| 2.1.16 | IM | Existing Implementation Measure | Same as Alternative 3 | Amend Chapter 20, coverage, to require site-specific land capability mapping through actual field verification for all projects and establish criteria for determining when field verification is not required based on staff's knowledge of the site in question. | Same as Alternative 3 | Same as Alternative 3 |
| 2.1.17 | IM | Existing Implementation Measures | Amend Chapter 20, Coverage: coverage transfer ratios in excess of base allowable for commercial, tourist accommodation, multi-family, and/or mixed-use facilities within adopted CPs and DTZs would be | Amend Chapter 20, Coverage: coverage transfer ratio would be reduced to 1:1(sending:receiving) for all transfers in excess of allowable base coverage when transferring coverage from sensitive lands (land capability districts 1-3) to | Amend Chapter 20, Coverage: coverage transfer ratio would be reduced to 1:1(sending:receiving) for all transfers in excess of allowable base coverage when transferring coverage from sensitive lands (land capability districts | Same as Alternative 1 |

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| | | | <p>subject to the following provisions:</p> <p>Transfer of hard coverage only from a sending site or hard coverage from land bank that has been retired, restored, and deed restricted.</p> <p>Transfer only permitted within the same HRA except for the South Shore DTZ may transfer from any HRA and the Tahoe City and Kings Beach DTZ which may receive transferred coverage from any HRA within Placer County.</p> <p>All runoff must be treated onsite except within DTZs which may participate in an area-wide storm water system.</p> <p>Transfers from SEZ shall be at 1:1 (sending/receiving)</p> <p>Transfers from Class</p> | <p>commercial, tourist accommodation and/or mixed-use facilities in adopted community plans and areas designated as Mixed-Use, Town Center or High Density Tourist District.</p> | <p>1-3) to commercial, tourist accommodation and/or mixed-use facilities, (ii) the coverage transfer ratio would be increased to 2:1 (sending:receiving) for all transfers in excess of allowable base coverage for transfers of coverage from non-sensitive lands (land capability districts 4-7) to commercial, tourist accommodation and/or mixed-use facilities.</p> | |

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| | | | 1-3 shall be at 1.25:1 Transfers from Class 4-5 shall be at 2:1 Transfer from Class 6- 7 shall be at 3:1 | | | |
| 3 | G | None | None | LU-3 Proactively direct development away from sensitive lands and areas that are furthest from non-residential support services and towards designated town centers and the high density tourist district, while maintaining the character of development in existing residential neighborhoods. | None | None |
| 3.1 | P | None | None | LU-3.1 Development is preferred in and directed towards town centers and the high density tourist district, as identified on the regional land use map. Town centers and the high density tourist district shall have the following characteristics: | None | None |

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| | | | | <ol style="list-style-type: none"> 1. A concentration of non-residential and mixed-use development. 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 existing 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. | | |
| 3.2 | P | None | None | <p>LU-3.2</p> <p>Existing development patterns in residential</p> | None | None |

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| | | | | neighborhoods outside of town centers, the high density tourist district and environmentally-sensitive lands should be maintained with no significant change. | | |
| 3.3 | P | None | None | LU-3.3 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. | None | None |
| 3.4 | P | None | None | LU-3.4 Utilize a pool of development allocations for density bonuses to promote the transfer of development rights from sensitive lands to town centers and the high density tourist district. | None | None |
| 3.5 | P | None | None | LU-3.5 Utilize a pool of development allocations | None | None |

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| | | | | for density bonuses to promote the transfer of development rights from traffic analysis zones with average trip distances over 5 miles to town centers and the high density tourist district. | | |
| 3.1.1 | IM | Existing Implementation Measure | Development Transfer Zones would be designated that contain the existing infrastructure to support mass transit facilities (South Stateline, Kings Beach and Tahoe City). Nonconforming heights, densities, and massing in these areas would not be perpetuated. A few of the commercial corridors within some of the DTZs, these DTZs would be confined to the tightly bound commercial corridors and adjoining parcels of South Stateline (which would run | Amend Chapter 13, Plan Area Statements and the Land Use Map to designate certain areas as Town Centers and designate the four existing casino towers in Stateline as the High Density Tourist District. | Amend Chapter 13, to designate high density residential areas, Neighborhood Centers, Town Centers, and Tourist Centers and the Casino Core Special District as preferred areas for PTOD. | Same as Alternative 4 |

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| | | | from lower Kingsbury along Highway 50 to the Ski Run and Pioneer Trail) , Kings Beach and Tahoe City. The South Stateline DTZ would be eligible for additional height of commercial or tourist structures. | | | |
| 3.1.2 | | Existing Implementation Measure | Same as Alternative 1 | Amend Chapters 21 & 51, Density and Permissible Subdivisions to allow for the subdivision of units in Town Centers and the High Density Tourist District. | Amend Chapters 21 & 51, Density and Permissible Subdivisions to allow for the subdivision of units that are part of a vertical mixed-use facility that meet PTOD standards for location and design. | Same as Alternative 1 |
| 3.1.3 | IM | Existing Implementation Measure | Same as Alternative 1 | Amend Chapter 18, Permissible Uses to define mixed-used facilities. | Same as Alternative 3 | Same as Alternative 3 |
| 3.1.4 | IM | Existing Implementation Measure | Amend Chapter 33 and 34 to limit the transfer of CFA and TAUs between the Kings Beach and Tahoe City DTZs and within Community Plans. Transfers from the South Shore non- | Amend Chapter 33, 34 and 35 to create bonus allocations and increased transfer ratio matches to encourage the transfer development from sensitive lands and outlying areas to Town | Same as Alternative 1 | Same as Alternative 1 |

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| | | | DTZ areas to the North Shore would require to be transferred at a ratio of 1.5 to 1. Transfers out of the South Shore DTZ would be prohibited. | <p>Centers and the High Density Tourist District pursuant to the following table:</p> <p>Transfer Existing Development to Town Center and/or High Density Tourist District and restore and retire parcel:</p> <p>SEZ – 1:3</p> <p>Sensitive Lands – 1:2</p> <p>Non Sensitive Lands – 1:1</p> <p>Transfer Development Right to Town Center and/or High Density Tourist District and retire parcel:</p> <p>SEZ – 1:1.5</p> <p>Sensitive Lands – 1:1.25</p> <p>Non Sensitive Lands – 1:1</p> <p>Additional transfer ratio from Traffic Analysis Zone with average trip lengths</p> | | |

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| | | | | <p>exceeding 7 miles into Town Center and/or High Density Tourist Center:</p> <p>Residential Development Rights – 1:1.5</p> | | |
| 4 | G | <p>LU-4</p> <p>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 well-being of the region.</p> <p>The Tahoe Regional Planning Compact and extensive public testimony call for TRPA, along with other governmental and private entities, to safeguard the well-</p> | Same as Alternative 1 | Moved to Goal LU-5 | Same as Alternative 1 | Same as Alternative 1 |

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| | | being of those who live in, work in, or visit the Region. | | | | |
| 4 | G | | | <p>LU-4</p> <p>Regional plan goals, policies, and ordinances shall be implemented using an integrated system of regional and local government planning.</p> | | |
| 4.1 | P | <p>LU-2.2</p> <p>Specific land use policies shall be implemented through the use of planning area statements for each of the planning areas identified in the map included in this plan (located inside back cover). Areas of similar use and character have been mapped and categorized within one or more of the</p> | <p>Specific land use policies shall be implemented through the use of planning area statements for each of the planning areas identified in the map included in this plan (located inside back cover). Areas of similar use and character have been mapped and categorized within one or more of the following five land use classifications:</p> | <p>LU-4.1</p> <p>The regional plan land use map identifies groupings of generalized land uses and priority redevelopment areas in the region. . Areas of similar use and character are mapped and categorized within one or more of the following seven land use classifications: wilderness, backcountry, conservation, recreation, residential, mixed-use, and tourist. These land use classifications shall dictate allowable land</p> | <p>Implement specific land use policies through the use of transect based zoning districts. The transect districts would set forth policies direction to respond to the particular needs, problems, and future development of a specific area. Each district may vary in detail or specificity depending on the nature of the area and the detail or specificity of related local jurisdiction plans.</p> | <p>Same as Alternative 1</p> |

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| | | <p>following five land use classifications: conservation, recreation, residential, commercial and public service, and tourist. These land use classifications shall dictate allowable land uses. 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 classifications. Since the development</p> | <p>conservation, recreation, residential, commercial and public service, and tourist. These land use classifications shall dictate allowable land uses. More detailed plans, called community plans, may be developed for designated commercial areas or rural communities (as desired by the local community). 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 classifications. Those communities and neighborhoods affected by such</p> | <p>uses. Existing urbanized areas are identified as town centers and the high density tourist district. Town centers and the high density tourist district are the areas where sustainable redevelopment is encouraged.</p> <p>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 regulating infill 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</p> | | |

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| | | 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 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. | plans will be included in the Plan creation or update processes. The Airport Master Plan may not be amended to increase airport facilities or activities which may further negatively impact the thresholds. | classification. <u>Wilderness</u> Wilderness Districts are designated 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 | | |

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| | | <p><u>Conservation</u> 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</p> | | <p>prohibited. Wilderness District lands within the Tahoe Region include portions of the Desolation, Granite Chief, and Mount Rose Wilderness Areas.</p> <p><u>Backcountry</u></p> <p>Backcountry Districts 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.,</p> | | |

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| | | <p>development, (4) areas capable of sustaining only passive recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management. <u>Recreation</u> 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</p> | | <p>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</p> | | |

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| | | <p>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.</p> <p><u>Residential</u> 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</p> | | <p>healthy soils. Watershed processes operate in harmony with their setting, providing high quality aquatic habitats.</p> <p><u>Conservation</u></p> <p>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</p> | | |

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| | | <p>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.</p> <p><u>Commercial and Public Service</u> areas are urban areas that have been designated to provide commercial and public services to the Region or have the potential to provide future commercial and</p> | | <p>recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management.</p> <p><u>Recreation</u></p> <p>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.</p> <p><u>Residential</u></p> | | |

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| | | <p>public services. The purpose of this classification is to concentrate such services for public convenience, 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-</p> | | <p>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.</p> <p><u>Mixed-Use</u></p> <p>Mixed-use areas are urban areas that have been designated to</p> | | |

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| | | <p>moderate land capability; and (5) areas with adequate public services and transportation linkages.</p> <p><u>Tourist</u> 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: (1) areas now developed with high concentrations of visitor accommodations and related uses; (2) lands on which</p> | | <p>provide a mix of commercial, public services, and residential uses to the Region or have the potential to provide future commercial, public service and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience, and enhanced sustainability.</p> <p><u>Tourist</u></p> <p>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:</p> <ol style="list-style-type: none"> 1. already developed with high concentrations of visitor services, visitor accommodations, and | | |

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| | | 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. | | <p>related uses;</p> <ol style="list-style-type: none"> 2. located in areas where gaming is a permitted and recognized use; 3. of good to moderate land capability; 4. located in areas with existing excess land coverage; and 5. located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections <p><u>Town Center Overlay</u> Town Centers are urban areas that were developed before a Regional Plan was in place. 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</p> | | |

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| | | | | <p>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.</p> <p><u>High Density Tourist District Overlay</u> The High Density Tourist District was developed before a Regional Plan was in place and contains four existing hotel-casino towers in Stateline, Nevada. The High Density Tourist District 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</p> | | |

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| | | | | location for the region's highest intensity development. | | |
| 4.2 | P | <p>LU-2.3</p> <p>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.</p> <p>LU-2.4</p> <p>The planning area statements set forth special policy direction to respond to the</p> | <p>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, community input and the detail or specificity of related local jurisdiction plans.</p> <p>County/TRPA code amendments must show substantial conformance to the original intent of the plan area statement and goals.</p> | <p>LU-4.2</p> <p>Detailed plan area statements have been approved for all properties in the region. These plan area statements were adopted in accordance with the 1986 regional plan and shall remain in effect until superseded by local plans that are developed in accordance with and found in conformance with this regional plan. If any plan area statement contains provisions that directly contradict newer provisions of the regional plan or development code, the newer provisions of the regional plan or development code shall prevail, but only to the extent that specific provisions conflict.</p> | <p>Implement specific land use policies through the use of transect based zoning districts. The transect districts would set forth policies direction to respond to the particular needs, problems, and future development of a specific area. Each district may vary in detail or specificity depending on the nature of the area and the detail or specificity of related local jurisdiction plans.</p> | <p>Same as Alternative 1</p> |

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| | | 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. | | | | |
| 4.3 | P | LU-2.6 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 | LU-2.6 In order to be responsive to the needs and opportunities of various areas within the region, specific community plans (CPS) shall be developed or updated for designated commercial areas or rural communities (as desired by the local community). | LU-4.3 Community plans have been approved for some properties in the region to refine and supersede the plan area statements. These community plans were adopted in accordance with the 1986 regional plan and shall remain in effect until superseded by local plans that are developed in accordance with and found in conformance with this regional plan. If | Implement specific land use policies through the use of transect based zoning districts. The transect districts would set forth policies direction to respond to the particular needs, problems, and future development of a specific area. Each district may vary in detail or specificity depending on the nature of the area and the detail or specificity of related local | Same as Alternative 1 |

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| | | 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 | Community plans shall guide development in specified areas and shall be kept current by periodic review (every 5 years, at minimum). No new development shall be permitted in existing Community Plans that have not been updated within the last 5 years until such updates are completed and adopted with community participation and support. | any community plan contains provisions that directly contradict newer provisions of the regional plan or development code, the newer provisions of the regional plan or development code shall prevail, but only to the extent that specific provisions conflict. | jurisdiction plans. | |

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| | | 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. | | | | |
| 4.4 | P | LU-2.2 above | LU-2.2 above | LU-4.4 Other detailed plans, such as the airport master plan, ski area master plans, and redevelopment plans have also been approved for some properties in the region to further refine and supersede the plan area statements. These plans were adopted in accordance with the 1986 regional plan and shall remain in effect until superseded by local plans | LU-2.2 above | LU-2.2 above |

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| | | | | that are developed in accordance with and found in conformance with this regional plan. If any of these plans contains provisions that directly contradict newer provisions of the regional plan or development code, the newer provisions of the regional plan or development code shall prevail, but only to the extent that specific provisions conflict. | | |
| 4.5 | P | None | None | <p>LU-4.5</p> <p>By December 31, 2014, TRPA shall evaluate any plan area statements and community plans that have not been superseded by local plans and shall prepare a recommendation for possible updates and consolidation of those plans. Updates and plan consolidations that are prepared in accordance with this policy shall be</p> | None | None |

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| | | | | approved by December 31, 2015. The intent of this policy is to transition to a more efficient and consistent planning framework within a reasonable period of time. | | |
| 4.6 | P | | | <p>LU-4.6</p> <p>In order to be responsive to the unique needs and opportunities of communities of the region, local governments are encouraged to prepare local plans that supersede existing plan area statements and community plans. Local plans shall be prepared in coordination with local residents and TRPA staff and shall be consistent with the regional plan.</p> | | |
| 4.7 | P | None | None | <p>LU-4.7</p> <p>After local government approval, local plans shall be reviewed by the TRPA governing board at a</p> | None | None |

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| | | | | <p>public hearing. In order to take effect, the TRPA governing board shall make a finding that the local plan, and zoning and development codes within the Plan are consistent with and further the goals and policies of the regional plan. This finding shall be referred to as a finding of conformance and shall be subject to the same voting requirements as approval of a regional plan amendment.</p> | | |
| 4.8 | P | None | None | <p>LU-4.8</p> <p>In order to be found in conformance with the regional plan, all local plans shall include policies, ordinances and other implementation measures to:</p> <ol style="list-style-type: none"> 1. Identify zoning designations, allowed land uses and development standards throughout the plan area. | None | None |

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| | | | | <p>2. Be consistent with all applicable Regional Plan Policies.</p> <p>3. Be consistent with the Regional Land Use Map. Local Plans may also recommend amendments to the Regional Land Use Map as part of an integrated plan to comply with Regional Plan Policies and provide Threshold gain.</p> <p>4. Recognize and support planned Environmental Improvement Projects. Local plans may also recommend enhancements to planned Environmental Improvement Projects as part of an integrated plan to comply with Regional Plan Policies and provide Threshold gain.</p> | | |

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| | | | | <p>5. Promote environmentally beneficial redevelopment and revitalization within Town Centers and the High Density Tourist District.</p> <p>6. Preserve the character of established residential areas outside of Town Centers and the High Density Tourist District, while seeking opportunities for environmental improvements within residential areas.</p> <p>7. Protect and direct development away from Stream Environment Zones and other sensitive areas, while seeking opportunities for environmental improvements within sensitive areas. Development may be allowed in Stream</p> | | |

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| | | | | <p>Environment zones within Town Centers and the High Density Tourist District only if allowed development reduces coverage and enhances natural systems within the Stream Environment Zone.</p> <p>8. Identify facilities and implementation measures to enhance pedestrian, bicycling and transit opportunities along with other opportunities to reduce automobile dependency.</p> <p>9. Require that all development comply with the TRPA Best Management Practices (BMP) Manual, or require more stringent BMP practices.</p> <p>10. Be consistent with the Regional Plan growth management system,</p> | | |

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| | | | | including development allocations and coverage requirements. | | |
| 4.9 | P | None | None | <p>LU-4.9</p> <p>In order to be found in conformance with the regional plan, all local plans that include town centers shall include policies, ordinances and other implementation measures to:</p> <ol style="list-style-type: none"> 1. Address all requirements of Policy LU-4.8 2. Include building and site design standards that reflect the unique character of each area, respond to local design issues and consider ridgeline and viewshed protection. 3. Promote walking, bicycling, transit use and shared parking in Town Centers, which at a minimum shall | None | None |

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| | | | | <p>include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways within Town Centers and to other major activity centers.</p> <p>4. Use standards within Town Centers addressing the form of development and requiring that projects promote pedestrian activity and transit use.</p> <p>5. Ensure adequate capacity for redevelopment and transfers of development rights into Town Centers.</p> <p>6. Identify an integrated community strategy for coverage reduction and enhanced stormwater management,</p> <p>7. Demonstrate that all development activity</p> | | |

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| | | | | within Town Centers will provide Threshold gain, including but not limited to measurable improvements in water quality. | | |
| 4.10 | P | None | None | <p>LU-4.10</p> <p>In order to be found in conformance with the regional plan, local plans that include the high density tourist district shall include policies, ordinances and other implementation measures to:</p> <ol style="list-style-type: none"> 1. Address all requirements of Policies LU-4.8 and LU-4.9. 2. Include building and site design standards that substantially enhance the appearance of existing buildings in the High Density Tourist District. 3. Provide pedestrian, bicycle and transit | None | None |

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| | | | | <p>facilities connecting the High Density Tourist District with other regional attractions.</p> <p>4. Demonstrate that all development activity within the High Density Tourist Center will provide Threshold gain, including but not limited to measurable improvements in water quality. If necessary to achieve Threshold gain, off-site improvements may be required.</p> | | |
| 4.11 | P | None | None | <p>LU-4.11 Local governments may adopt development ordinances that supersede TRPA ordinances if the local plan and associated ordinances are found in conformance with the regional plan, and meet the intent of TRPA ordinances.</p> | None | None |
| 4.12 | P | None | None | LU-4.12 | None | None |

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| | | | | <p>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:</p> <ol style="list-style-type: none"> 1.) The TRPA Governing Board shall review Local Plans at least every annually and re-certify that the Local Plans are in compliance with the Regional Plan and are helping to attain and maintain TRPA Thresholds. If the TRPA Governing Board finds that Local Plans or development that has been permitted within Local Plans does not comply with the Regional Plan or does not help attain | | |

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| | | | | <p>and maintain TRPA Thresholds, the TRPA may retract the delegation of permitting authority.</p> <p>2.) Approval of projects within Local Plans shall require a TRPA Finding of Conformance if the project includes any of the following criteria:</p> <ul style="list-style-type: none"> a. All development within the High Density Tourist District; b. All development permitting gaming; c. All development within 200 feet of the high water mark of Lake Tahoe; d. All development outside Town Centers that includes Tourist Accommodations Units (TAU) or Commercial Floor Area (CFA) and is greater than 2 stories | | |

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| | | | | <p>in height.</p> <p>e. All projects containing more than 50,000 square feet of floor area.</p> <p>f. All development within the Conservation District.</p> <p>3.) All ongoing TRPA development monitoring and reporting requirements are met.</p> | | |
| 4.13 | P | None | None | <p>LU-4.13</p> <p>from all responsible public agencies 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 with the plan, when presented to TRPA for conformance review and approval, will have addressed the needs and concerns of the community will be consistent with all applicable local, state, and regional plan requirements.</p> | None | None |

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| 4.1.1 | IM | Existing Implementation Measure | Same as Alternative 1 | Amend the Code and 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 two overlay districts (Town Centers and High Density Tourist District). | Amend Chapter 13, Plan Area Statements to modify existing Plan Area Statements to incorporate transect-based zoning districts and to consolidate similar land use types. | Same as Alternative 1 |
| 4.1.2 | IM | Existing Implementation Measure | Use community input to inform the Regional Plan. Allow Community Plans to take precedence over Regional Plan when the Community Plans are more stringent. Community Plans should be comprised of individual team members that represent the community at large and that live in the community represented. Definition of | Amend the Development Code to reflect the Local Planning process outlined in Goal LU-4. | Amend Chapter 14, Community Plans to streamline the community plan process that reflects the updated transect-based planning districts. | Existing Implementation Measure |

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| | | | character, massing, scale, tree retention, tree removal, density, height, coverage, setbacks, floor area ratios, landscaping components etc., to be developed based on desired character of individual communities. This information to be used in conjunction with the Regional Plan. Neighborhood compatibility, surrounding land uses and citizen input to be weighed heavily in determining community desires. | | | |
| 4.1.3 | IM | Existing Implementation Measure | Same as Alternative 3 | Amend the appropriate Plan Area Statement to recognize Tribal ownership of parcels located on the East Shore of Lake Tahoe. | Same as Alternative 3 | Same as Alternative 3 |
| 4.1.4 | IM | Existing Implementation Measure | Existing Implementation Measure | Amend the Code to state that the Code and the Plan Area Statements as | Existing Implementation Measure | Existing Implementation Measure |

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| | | | | amended by the Regional Plan update will be remain in effect until superseded by local government plans. | | |
| 4.1.5 | IM | Existing Implementation Measure | <p>Amend Chapter 22, Height to delete the special height districts, limit height to the existing 1987 height ordinances with exceptions the Development Transfer Zones.</p> <ul style="list-style-type: none"> Allow up to 3 stories in the commercial core sections of the South Stateline DTZ. Third story structures cannot be built in the lakeside of any transportation corridor within 1500 feet of the Lake. Allow up to 4 stories in the commercial core | <p>Amend the Development Code to adopt regional parameters with which all local government plans must be consistent. Include the following parameters.</p> <ol style="list-style-type: none"> Require local plans to establish baseline information and conditions of all Thresholds, and identify how Threshold attainment will be enhanced; Incorporate environmental improvement projects needed to meet environmental thresholds in local plans; Require monitoring and reporting | <p>Amend Chapter 21, Density to establish a new minimum density standard for mixed-use projects in PTOD areas.</p> <ul style="list-style-type: none"> Amend Chapter 22, Height to allow additional height for compact, vertical mixed-use facilities in PTOD areas. Recognize non-conforming heights in the Casino Core District and create incentives for redeveloping the CCD. Amend Chapter 21, Density to establish a minimum density standard of 8 units an acre for residential and | None |

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| | | | <p>sections of South Stateline only. Fourth story may not be built on the lakeside of any transportation route within 1500 feet of the Lake.</p> <ul style="list-style-type: none"> • Maintain existing density standards • Limit coverage in community plan areas to 50% | <p>requirements for Local Plans; and</p> <p>4. Require that Local Plans include development standards that are consistent with criteria in the table below:</p> <p>Mixed-Use:</p> <ul style="list-style-type: none"> • Existing and a maximum of 70% in districts with an adopted community plan. <p>Mixed-Use with Town Center Designation:</p> <ul style="list-style-type: none"> • Up to 4 stories max with adoption of a Local Plan • Residential and TAUs with more than 10% of units with kitchens up to 25 units/ac, Tourist up to 40 units/ac (less than 10% of units with kitchens) with | <p>tourist accommodation uses in PTOD areas. Recognize the need for higher densities in the Casino Core Special District.</p> <ul style="list-style-type: none"> • Allow up to 70% coverage | |

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| | | | | <p>adoption of a Local Plan.</p> <ul style="list-style-type: none"> • Maximum of 70% Coverage. • Continuous sidewalks and other pedestrian amenities on both sides of streets with connections to the planned trail network and planned bike lanes. <p>Tourist:</p> <ul style="list-style-type: none"> • Existing and a maximum of 70% in districts with an adopted community plan. <p>Tourist with High Density Tourist Designation:</p> <ul style="list-style-type: none"> • Up to 197' max with adoption of a Local Plan • Residential and TAUs with more than 10% of units with kitchens up to 25 units/ac, Tourist up to 40 | | |

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| | | | | <p>units/ac (less than 10% of units with kitchens) with adoption of a Local Plan.</p> <ul style="list-style-type: none"> • Maximum of 70% coverage. • Continuous sidewalks and other pedestrian amenities on both sides of streets with connections to the planned trail network and planned bike lanes. | | |
| 4.1.6 | IM | Existing Implementation Measures | Same as Alternative 1 | Encourage and create incentives to transfer density Town Centers and High Density Tourist District. | Encourage and create incentives to transfer density into the Stateline casino core and retire density and restore sites outside of the Stateline casino core. | Same as Alternative 1 |
| 4.1.7 | IM | Existing Implementation Measures | Amend Chapter 33 and 34 to limit the transfer of CFA and TAUs between the Kings Beach and Tahoe City DTZs and within Community | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| | | | Plans. Transfers from the South Shore non-DTZ areas to the North Shore would require to be transferred at a ratio of 1.5 to 1. Transfers out of the South Shore DTZ would be prohibited. | | | |
| 4.1.8 | IM | Existing Implementation Measure | Amend Chapter 2 to revise the definition of a TAU as follows: "TAUs can only be transferred based on one bedroom to one bathroom, not to exceed 550 square feet." | Same as Alternative 4 | Amend Chapter 2 to revise the definition of a TAU as follows: "A unit, with a bedroom with or without cooking facilities, primarily designed to be rented by the day or week and occupied on a temporary basis." | Same as Alternative 1 |
| 4.1.9 | IM | None | Amend Chapter 24 to cap the maximum number of TAUs that can be transferred from the South Shore to the North Shore. | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |
| 4.1.10 | IM | None | Amend Chapter 33 to limit the inventory of TAUs to those that current exist within the Community Plans except for DTZ areas. | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |

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| 4.1.11 | IM | Existing Implementation Measures | Amend Chapter 2 to and 34 to limit a TAU to 550 square feet, 1 bedroom, and 1 bathroom available for transfer purposes. TAU's may be combined with a maximum of 4 bedrooms/3 bathrooms. The additional bathroom is not transferrable. | Same as Alternative 4 | Limit size of a TAU to 1,200 square feet of floor area. Each unit with a floor area of 1,200 square feet or less would count as one TAU; to calculate the number of TAUs required for units greater than 1,200 square feet in a project; you must aggregate, average, and round up. | Limit size of a TAU for timeshares and partial-ownership units to 1,500 square feet of floor area. Limit size of a TAU for hotel rooms with kitchen facilities to 800 square feet of floor area. Limit size of a TAU for hotel rooms without kitchen facilities to 450 square feet of floor area. |
| 4.1.12 | IM | Existing Implementation Measures | Amend Chapter 20 and 34: All TAU's/ CFA that are transferred off-site will require that coverage is permanently removed and retired based on the footprint of the TAU, CFA, etc. Transferred. (Retired land coverage cannot be transferred back onto the parcel). | Same as Alternative 1 | Same as Alternative 1 | Same as Alternative 1 |
| 4.1.13 | IM | Existing Implementation | Amend Chapter 22: Any structure that is | Same as Alternative 1 | Established by Transect Districts | Same as Alternative 1 |

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| | | Measures | constructed within a Development Transfer Zone and eligible for a height increase would be subject to both increased setback and offset requirements to maintain view corridors. | | | |
| 4.1.14 | IM | Existing Implementation Measures | Amend Chapter 30: Any new or redevelopment project would require pedestrian and bike facilities. | Amend the Development Code to adopt regional parameters with which all local government plans must be consistent. Include the following parameters. Mixed-Use with Town Center Designation: <ul style="list-style-type: none"> Continuous sidewalks and other pedestrian amenities on both sides of streets with connections to the planned trail network and planned bike lanes. Tourist: | Same as Alternative 1 | Same as Alternative 1 |

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|--------|------|----------------------------------|--|--|-----------------------|-----------------------|
| | | | | <ul style="list-style-type: none"> Continuous sidewalks and other pedestrian amenities on both sides of streets with connections to the planned trail network and planned bike lanes. | | |
| 4.1.15 | IM | Existing Implementation Measures | Redevelopment of existing inventory should be the primary focus prior to infill or development of vacant land. | <p>Amend Chapter 33, 34 and 35 to create bonus allocations and increased transfer ratio matches to encourage the transfer development from sensitive lands and outlying areas to Town Centers and the High Density Tourist District pursuant to the following table:</p> <p>Transfer Existing Development to Town Center and/or High Density Tourist District and restore and retire parcel:</p> | Same as Alternative 1 | Same as Alternative 1 |

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| Ref# | Type | Alternative 1 | Alternative 2 | Alternative 3 | Alternative 4 | Alternative 5 |
|--------|------|----------------------------------|--|--|--|-----------------------|
| | | | | <p>SEZ – 1:3</p> <p>Sensitive Lands – 1:2</p> <p>Non Sensitive Lands – 1:1</p> <p>Transfer Development Right to Town Center and/or High Density Tourist District and retire parcel:</p> <p>SEZ – 1:1.5</p> <p>Sensitive Lands – 1:1.25</p> <p>Non Sensitive Lands – 1:1</p> <p>Additional transfer ratio from Traffic Analysis Zone with average trip lengths exceeding 7 miles into Town Center and/or High Density Tourist Center:</p> <p>Residential Development Rights – 1:1.5</p> | | |
| 4.1.16 | IM | Existing Implementation Measures | Amend Chapter 22, Height to delete the special height districts, limit height to the existing 1987 | Existing height standards remain in place until superseded by Local Plans. Maximum height permitted up to 4 stories | Amend Chapter 22, Height to allow additional height for compact, vertical mixed-use facilities in PTOD | Same as Alternative 1 |

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|------|------|---------------|---|---|--|---------------|
| | | | <p>height ordinances with exceptions the Development Transfer Zones.</p> <p>Allow up to 3 stories in the commercial core sections of the South Stateline DTZ. Third story structures cannot be built in the lakeside of any transportation corridor within 1500 feet of the Lake.</p> <p>Allow up to 4 stories in the commercial core sections of South Stateline only. Fourth story may not be built on the lakeside of any transportation route within 1500 feet of the Lake.</p> | <p>in Town Centers and 197 feet in High Density Tourist District. Existing height standards will remain in place for all other areas.</p> | <p>areas. Recognize non-conforming heights in the Casino Core District and create incentives for redeveloping the CCD.</p> | |