

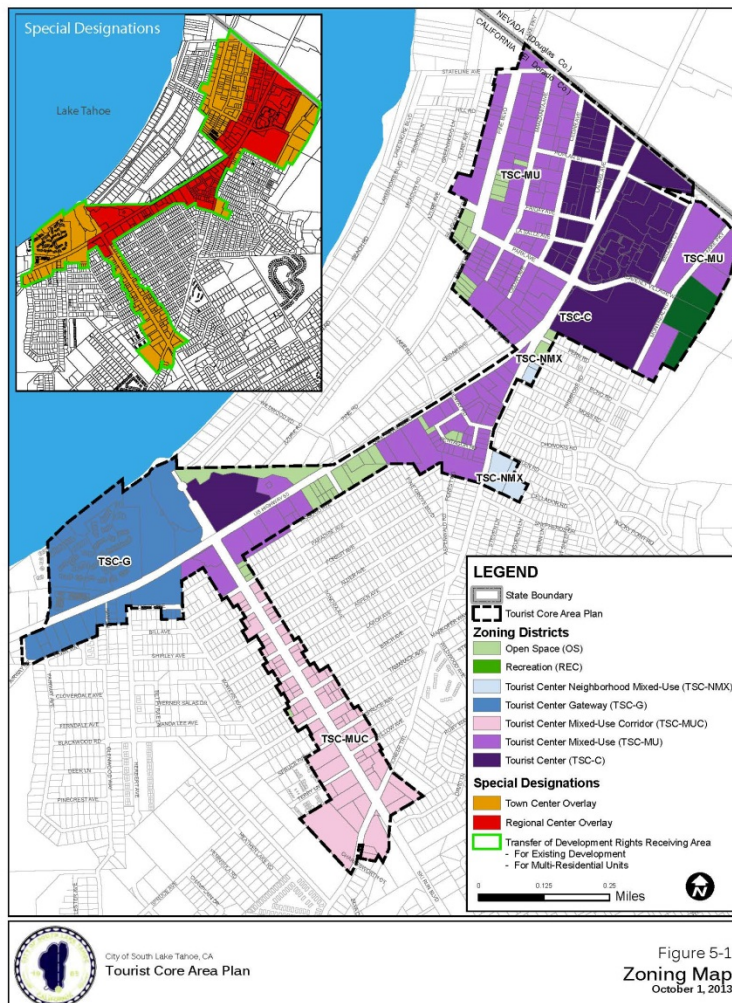
**ATTACHMENT F – TCAP Modifications**

## Modifications to the Oct 1, 2013 City Council adopted Tourist Core Area Plan

### SEZ Restoration and Coverage Reduction Strategy

The following revisions intended to add more specificity to the TCAP SEZ Restoration and Coverage Reduction Strategy:

- **Policy NCR-2.1**  
Increase the area of naturally functioning SEZs by preserving existing SEZs and restoring/rehabilitating 7 acres of disturbed SEZs. ~~where feasible.~~
- **Policy NCR-4.1**  
~~Encourage~~ Onsite land coverage reduction will occur primarily through environmental redevelopment by providing development incentives in centers that promotes the relocation and transfer of land coverage. The City will endeavor, where feasible, to reduce and avoid creating new coverage in order to benefit the objectives of the TCAP and other areas of South Tahoe.
- **Figure 5-1 Zoning Map, p. 5-7**  
“Priority Restoration Area” label deleted in response to CTC comment.



### **TMDL Coordination**

TMDL coordination language was added to the TCAP in response to League comments:

- **Policy NCR-3.4**  
Collaborate with Lahontan to update and refine the Pollutant Load Reduction Strategy for load reduction targets beyond the year 2016 and update the Pollutant Load Reduction Plan as necessary to achieve the Lake Tahoe TMDL load reduction targets. ~~If applicable, update adopted Area Plans to incorporate projects and strategies of the Pollutant Load Reduction Plan beyond year 2016.~~ The Tourist Core Area Plan hereby incorporates by reference all monitoring, operations and maintenance, and reporting required by the City's NPDES permit and adopted Pollutant Load Reduction Plan and the Stormwater Management Plan, which will also be utilized by TRPA in the 4-year Area Plan recertification process pursuant to TRPA Code Sections 13.8.2 and 13.8.5.

### **South Shore Community Revitalization Project (Loop Road)**

TCAP revisions maintain the low speed main street concept of the "Loop Road", without specifying a position on the South Shore Community Revitalization Project until a preferred approach is determined.

- **Section 6.1 - Proposed Improvements, pp. 6-4 – 6-5:**  
South Shore Community Revitalization Project: The proposed plan would convert the US Highway 50 existing route through the commercial/resort core into a main street with pedestrian amenities ~~while realigning the highway.~~ The project is currently under environmental review and four alternatives are being analyzed

### **Area-Wide Treatment**

Revision to existing Alternative Water Quality Fee Program language under Section 10.3 - Incentive Programs to include area-wide treatment:

- **Alternate Water Quality Fee Program, p 10-7**  
An Area Plan may propose to establish area-wide water quality treatments and funding mechanisms in lieu of certain site-specific BMPs, subject to the requirements outlined in TRPA Code section 13.5.3.B.3. All properties within the Tourist Core Area Plan that participate in an area-wide treatment ~~The purpose of this program is to provide a substitute to Subsection 60.2.3.B of the TRPA Code of Ordinances for implementing water quality improvements in the Tourist Core.~~

~~All properties within the Tourist Core that are served by the area-wide drainage~~ system that have been implemented through public works projects will be considered as meeting the requirement of TRPA Code Chapter 60: Water Quality for drainage storage and treatment. Any financial contributions for these drainage systems, when onsite drainage is also provided, shall be credited to the Chapter 60 offsite mitigation fee requirements. Onsite BMP treatment such as paving and revegetation are still required where feasible as part of this program.

Public and private entities which contribute financially are eligible to participate.

## Technical Corrections

- **Section 1.2 - Organization Of Area Plan, p. 1-2**

All projects permitted by the City of South Lake Tahoe under the MOU are appealable to the TRPA Governing Board. Specifically, the TRPA Code of Ordinances allows final decisions on projects delegated to a lead agency to be appealed to the TRPA by any “aggrieved person”. ~~The basis of the appeal is limited to whether the decision made by the City is in accordance with an approved Area Plan and its implementing ordinances.~~

- **Section 10.3 - Incentive Programs, p. 10-8**

Commercial Floor Area Allocation

~~The Tourist Core Area Plan and t~~The City of South Lake Tahoe provides a pool of Commercial Floor Area (CFA) at a reasonable cost in order to create an investment stimulant for creating change. CFA is provided as an incentive, not an entitlement, in order to encourage property owners to move forward with projects that are beneficial to the environment, community and the economy.

Projects eligible for an allocation of CFA from the City’s ~~Community Plan Recharge or Environmental Improvements~~ pools must meet the following criteria:

1. Be within an adopted community plan area,
2. Meet the criteria for CFA allocations required by the applicable community plan,
3. Meet all applicable design standards,
4. Include the construction of improvements that will benefit the public and community which are more extensive than required by the applicable community plan or City Code; and
5. Provide an economic benefit to the community with enough significance to merit the allocation of the City’s CFA resource.

- **Development and Design Standards, Table 4: Lot And Density Standards, p. C-14:**

Maximum Land Coverage-Base + Transferred (% of project area located within land capability districts 4-7)

Within 300 feet of the High Water Mark of Lake Tahoe, maximum coverage shall be 50 percent of the project area that is located within Land Capability Districts 4 through 7, inclusive. Further than ~~400~~ 300 feet from the High Water Line of Lake Tahoe, maximum land coverage shall be 70 percent of the project area that is located within Land Capability Districts 4 through 7, inclusive. Also see Section 30.4 of the TRPA Code of Ordinances