



PATHWAY

A VISION FOR TAHOE'S FUTURE

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Tahoe Regional Planning Agency Community Enhancement Program

A collaboration between TRPA and local government jurisdictions

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www.regionalplanningpartners.com

**Implementing a sustainable vision
for Lake Tahoe communities.**

**The Community Enhancement Program
is seeking net gain solutions for the
Lake Tahoe Basin which implement
environmental improvements, enhance
the quality of life for residents, improve
the visitor experience and contribute to
the long-term economic vitality of the
region.**

**Goals and
Objectives**

**Pre-application
Criteria**

Incentives

Selection Criteria

Schedule



LAKE TAHOE COMMUNITY ENHANCEMENT PROGRAM

A collaboration between
the Tahoe Regional Planning Agency
and its local government jurisdiction partners

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I. INTRODUCTION

A. Context

The extraordinary mountain beauty and the startling clarity of Lake Tahoe combine to create a unique international treasure. The Lake is the one of the largest and deepest in the world, and its stunning blue color has drawn people to its shores for centuries. Lake Tahoe as an international treasure is further acknowledged by its designation as an Outstanding National Resource Water under the Federal Clean Water Act. Over the past 50 years, our enjoyment of this special place has damaged fragile ecosystems and altered its watershed. In much of Lake Tahoe’s developed areas, the built environment does not reflect the natural beauty of the surroundings. Community planning efforts over the last 10-15 years have identified an urgent need to restore, improve and enhance the built and natural environments. The Community Enhancement Program is consistent with these efforts and provides another tool to help achieve the visions characterized in this document.

B. The Community Enhancement Program

The Community Enhancement Program (CEP) has been conceived as an integral part of the Lake Tahoe regional plan update process (Pathway 2007) to serve a number of important roles. The Program is intended to provide a means to demonstrate implementation of the regional through the implementation of selective projects. The Special Projects section of the TRPA Code provides the opportunity for TRPA and our local jurisdiction partners to create the CEP (a.k.a. demonstration program) under the existing TRPA Code of Ordinances. The CEP builds upon Special Projects criteria and incorporates elements of the regional vision obtained through the Placed Based planning process. These elements further clarify the goals of the Special Projects and are aimed to assist in moving the Lake Tahoe Basin toward attainment of the environmental thresholds.

The focus of the CEP is to implement projects that demonstrate substantial environmental, as well as, social and economic benefits through mixed-use development projects on existing disturbed and/or underutilized sites. The program is competitive and is designed to encourage the “best” projects that will demonstrate the desires of the community captured in the regional vision and outlined in the Special Projects code section. The CEP is front loaded to shape projects early in the design stages to ensure they meet the criteria, rather than react to projects that are completely designed before submittal. It is hoped that these projects, in turn, will be catalysts for further upgrade of Basin community centers, transit nodes and neighborhood centers.

The CEP is intended to inform the Lake Tahoe regional plan update. We expect to learn how to encourage “net gain” results from proposed community reinvestment and redevelopment activities. By ‘net gain’, we mean we hope to achieve improvements that benefit the built and natural environments. The CEP provides a framework and a process to identify and facilitate projects that help to demonstrate the success of regional planning principles, accelerate attainment of environmental thresholds, and achieve community revitalization with local and regional benefits.

The CEP is not a code avoidance program. Community Enhancement Projects are intended to provide clear public benefit, feature public-private partnerships and help inform possible improvements to local/regional codes and regulations. In addition, the CEP will showcase a commitment to timely revitalization with incentives related to successful implementation.

What do we mean by Net Gain?

The concept of *net gain* is when a program or project:

- ***provides a net environmental gain*** for environmental values relevant under the Compact (i.e., accelerates attainment of thresholds), and
- ***is consistent with social and economic goals*** of local jurisdictions or development partners.

Net gain means that improvements **benefit both the built and natural environments.**

Net gain does not mean that there is equal weight placed on one or the other, but that there are **positive outcomes rather than one element benefiting at the expense of the other.**

Collaboration between the community, TRPA, local jurisdictions, institutional partners and developers is the key to a successful program.. The CEP includes a single consolidated system that works at all levels among the various jurisdictions and entities.

Implementation of the Program is based on a partnership approach that has been organized into four steps:

- 1) Pre-application – does the project concept plan meet the pre-requisite criteria to be considered a CEP project,
- 2) Application for Review of specific CEP selection criteria,
- 3) Approval/Award of Commodities/CEP project designation by TRPA Governing Board,
- 4) Project delivery – Full project application to TRPA Environmental Review Services and local jurisdictions project review within one year of award of commodities, see Section IV.

Applicants are encouraged to submit or be prepared to present their concept plans at up to three coordinated pre-application meetings scheduled during the 90-day submittal window. Only new project applications will be accepted. See Section VII Project Proposal Submittal Requirements, for additional details and pre-application meeting deadlines.

II. GOALS AND OBJECTIVES

Projects implemented through the CEP are intended to be consistent with the Regional Vision and Planning Concepts for the Lake Tahoe Basin (2007) (Attachment A). The Program focuses on the more urban areas of the Basin as much of the past development in these areas offers the greatest potential for environmental, social and economic improvement. Many of these goals and objectives overlap and weave together to create the types of communities this program is promoting. Specifically, the goals and objectives of the Program are as follows:

A. Place- Based Program Goals and Objectives:

1. Create/Enhance mixed-use Community Centers

General

- Enhance community character in urban centers
- Encourage mix of quality housing options, tourist accommodation options and compatible commercial uses that will serve the local population and the tourist population.
- Provide a variety of sustainably designed housing, lodging and commercial choices to meet the needs of locals and visitors
- Implement Green Building Design

Housing

- Provide a variety of sustainably designed housing,
- Provide housing that is economically attainable for basin employees
- Maximize density to achieve transit oriented development

Commercial

- Consolidate commercial uses for economic, social and environmental gain

2. Create a multi-modal transit future

Pedestrian Oriented/Transit Accessible

- Enhance and/or create multi-functional pedestrian activity centers that are walkable and provide multi-modal transportation linkages
- Reduce dependence on the automobile

3. Strengthen and create gathering places and economic centers

Gathering Places

- Enrich the Lake Tahoe region and improve resident's quality of life by providing new and improved gathering places, community services and cultural centers
- Encourage incorporation of cultural features, public spaces, public service areas within project designs

B. Special Project Goals and Objectives

Environmental Improvements

- 4. Promote projects that result in the construction of threshold-related environmental improvements**
 - Provide area-wide (not parcel by parcel) urban water quality improvements that leverage private investment for environment gain, link to existing or future systems, and are maintained in the long term.
 - Respond to site location and typical neighborhood contextual situations through site design, arrangement of building volumes, and the natural surroundings.
 - Enhance visual quality of and views from scenic roadway units, shoreline units, and resource areas. Increase/enhance viewsheds from these areas to Lake Tahoe
 - Provide public access and opportunities to recreational facilities such as trails, bike paths, beaches, and playgrounds/parks.
 - Be located in urban core areas and promote pedestrian friendly/ transit oriented development.
 - Restore and/or protect native vegetation to reduce erosion potential and promote wildlife benefits
 - Provide a reduction in overall land coverage
 - Protect and enhance existing cultural/historic resources
 - Ensure compatible land uses that minimize noise
 - Implement an EIP Project

- 5. Promote transfer of development that results in substantial environmental benefits**
 - Maximize density to achieve transit oriented development by transferring existing units of use from outside the urban core
 - Transfer existing development from sensitive lands and restoration of those lands
 - Provide a variety of housing options utilizing existing units of use

- 6. Rehabilitate substandard development**
 - Create consolidated commercial and mixed-use development in the urban core
 - Implement 'green' building design
 - Rehabilitate disturbed sites and restore sensitive lands

C. Process Goals and Objectives

- 7. A process and projects that will inform the new Regional, Local and Community Plan updates**

- 8. Projects that feature a public/private partnership for cooperative implementation.**
 - Provide projects that have clear public benefits with strong public support.
 - Leverage private investment to provide the local share of Environmental Improvement Program.
 - Projects are catalysts for further community revitalization.

- 9. A model process for multi-jurisdictional review of project permits, implementation and monitoring.**
 - Implement on-the-ground projects in a reasonable and timely fashion.
 - Provide an effective program designed to facilitate both large-scale and small-scale projects.

III. PROJECT DEFINITION, PRE-APPLICATION CRITERIA AND PREREQUISITE INFORMATION REQUIREMENTS

The CEP is built off of the TRPA Special Projects (TRPA Code Section 33.3.D (3)). Community Enhancement Projects must be defined by the planning, land use/transportation, environmental, public benefit and economic/financing factors listed below and in the criteria outlined in Section VI.

The following are the pre-application requirements for a Community Enhancement Project. These required criteria are the basis for project evaluation consistent with the process set forth in this document. Only those proposed projects that meet all requirements listed below, as determined by TRPA and the applicable local jurisdiction, are eligible to move forward in the process. TRPA retains the discretion to accept or reject any or all pre-applications or applications.

1. Be consistent with the Regional Vision and Planning Concepts. (See Attachment A)
2. Located in an approved Community Plan or Master Plan area (Note: Industrial Community Plans are not eligible). Projects located in areas currently in the approval process for new Community Plans and/or Master Plans may be considered under this program. This will be subject to the timely approval of the Community Plan and/or Mater Plan in relation to the timing of the CEP implementation. Additionally, the Special Projects Criteria in the TRPA Code will need to be amended to accommodate projects in this category.
3. Be consistent with those provisions of the approved Community Plans or Master Plans that reflect the vision, goals and objectives of the Regional Plan Update and Pathway 2007 Planning Process (including the established overall planning themes, principles and environmental thresholds/targets);
4. Implement or substantially contribute toward the implementation of an Environmental Improvement Program (EIP) project (based on priority projects and contribution to the EIP) as a part of the overall project. The EIP project chosen must address a Threshold standard found not to be in attainment per the 2001 Threshold Evaluation, and provide substantial environmental benefits or mitigation in excess of TRPA's project mitigation requirements. See Attachment B for EIP list of projects.
5. Where applicable, projects should include a transfer of existing development from sensitive lands that result in significant net environmental benefits including restoration of the sensitive lands,
6. Provide for significant environmental benefits as judged by the nine threshold categories of TRPA's Special Project Program, the amount of threshold improvement based on the project and the number of thresholds improved. Specific categories include but are not limited to improved recreation access to the lake, scenic improvements, vegetation restoration, large scale drainage improvements, etc.
7. Establish successful relationships between all partners (public and private) including public and local jurisdiction support, financing assurances and a commitment for timely completion (including a construction schedule) to ensure successful implementation;
8. Provide for other benefits such as community character enhancements, green building and neighborhood design, redevelopment and/or revitalization of existing substandard properties;
9. Include considerations for measuring immediate and long-term net gain (i.e. environmental, social and economic performance).
10. Demonstrate market demand/support, economic feasibility and financial benefits (i.e. additional net new public tax revenue) to the applicable local jurisdictions.

See Section VII for Submittal Requirements.

IV. DEVELOPMENT COMMODITIES AND INCENTIVES

TRPA and its local government partners have certain financial and non-financial incentives available to assist proposed projects that meet the established project requirements and selection criteria. These incentives include:

A. Regionally Available Commodities: Commercial Floor Area, Tourist Accommodation Bonus Units and Multi-Residential Bonus Units

Under the CEP approximately 180,000 square feet of available Commercial Floor Area (CFA) and 172 Tourist Accommodation Bonus Units (TABU), and approximately 850 Multi-residential Bonus Units (MRBU)(subject to change based on existing projects currently being reviewed) are being made available for assignment to proposed projects in the Lake Tahoe Basin that are consistent with the approved requirements and selection criteria, and the Tahoe Regional Planning Agency and local jurisdiction's Code of Ordinances. Projects shall be selected pursuant to the process set forth in this document.

For the purposes of the CEP, the available commodities could be used in any of the local jurisdictions within the jurisdiction of TRPA, including El Dorado County, Placer County, City of South Lake Tahoe, Douglas County and Washoe County. Each local jurisdiction will receive a base allocation of 10,000 square feet of CFA. The balance of the commodities (130,000 sf of CFA, 172 TABU, & ~800 MRBUs) are available to be applied for by any project within any local jurisdiction. The projects that best meet the criteria laid out in this Program will receive these additional commodities. Projects that do not meet the criteria, will not be allowed to proceed through the process and will not be allocated any commodities.

Any portion of the subject commodities not applied for within ninety (90) days from the date of the Community Enhancement Project Call for Submissions, or committed to an approved project(s) per the proposed project requirements and selection criteria shall be returned to the pool of available commodities for potential allocation for other projects in the subject jurisdictions. If additional commodities are left available, TRPA may choose to reissue these commodities under this program for subsequent years until the new regional plan is implemented. This will be determined at a later date.

Likewise if a proposed Community Enhancement Project receives an assignment of commodities but the proposed project does not commence construction in accordance with an agreed upon development schedule, such commodities would be returned to the available pool for potential assignment to other projects.

In accordance with the TRPA Special Projects (Code Subsection 33.3.D (3)): 1) the maximum allocation that may be approved for a special project/Community Enhancement project area within a calendar year is 50,000 square feet of CFA; and 2) assignments of Community Enhancement Project allocations shall be valid for one (1) year unless extended by TRPA and the applicable local jurisdiction upon showing adequate progress toward a project approval.

B. Other Incentives

TRPA

- i. TRPA and local jurisdiction joint streamlined project application process for the CEP projects selected;
- ii. Established priorities for EIP projects with joint funding opportunities for environmental enhancement costs associated with approved CEP projects;
- iii. Project will be evaluated based on the merits, relevance to the purposes and goals to this program. Specific development standards (height and density) may be able to be amended to facilitate the chosen demonstration project. These standards have been found to be limiting factors in providing the types of mixed use developments promoted through this program. Changes will be site specific and context sensitive in nature. There will be standards in place to protect the community character. Each project will be evaluated against its contribution to overall benefits of the program.

Local Jurisdictions

1. Established priorities for allocation of Capital Improvement Program (CIP) funding for public infrastructure/improvement costs associated with approved Community Enhancement Projects;
2. Potential redevelopment public financing assistance (in applicable established redevelopment project areas);
3. Project will be evaluated based on the merits, relevance to the purposes and goals to this program. Specific development standards (height, density, and parking restrictions) may be able to be amended to facilitate the chosen demonstration project. These three standards have been found to be limiting factors in providing the types of mixed use developments promoted through this program. Changes will be site specific and context sensitive in nature. There will be standards in place to protect the community character. Each project will be evaluated against its contribution to overall benefits of the program.
4. Each Community Plan may have additional commodities (CFA, TABUs) available depending on the location of your project. Use of these additional commodities is subject to the local jurisdictions and TRPA's Codes and approvals.
5. Establishment of pre-land use entitlement designations that would accommodate proposed land uses of an approved project;
6. Efforts to secure other third-party state and federal funding sources that could potentially assist in funding of applicable cost of an approved project.

V. PROJECT SELECTION/REVIEW PROCESS

The process for submittal, selection/review, recommendation and consideration/approval of both pre-applications and project applications is presented below. The proposed time schedule for processing, review and approval of the proposed Community Enhancement Project applications is presented in Attachment 1.

Step 1: Issuance and Circulation of Call for Submissions

Issuance of Community Enhancement Projects Call for Submissions, including press releases, marketing, noticing, advertisement and outreach to the development, business, environmental communities related to issuance of the Call for Submissions.

Step 2: Public Notice Re: Intention to Assign Commodities (90-day notice)

Issuance of the required 90-day public notice regarding the intent of TRPA Board to consider/approve assignment of commodities. This will occur simultaneously with Step 1.

Step 3: Submittal of Pre-Applications

Submittal of pre-applications by proposed project proponents (in conjunction with local government jurisdictions)

Step 4: Pre-Application/Best Practices Pre-Meetings

Pre-application meetings with TRPA and applicable local jurisdiction staff representatives, and proposed project proponents for review of proposed projects based on Community Enhancement Project requirements and selection criteria. Staff may request additional information as may be necessary.

Step 5: Review of Pre-Application

Review of pre-applications by TRPA/applicable local jurisdiction staff representatives regarding: 1) determination of consistency/compliance with Community Enhancement Project pre-requisites; and 2) recommendations regarding which proposed projects are designated for submittal of project applications.

Step 6: Public Meeting

To provide the public the opportunity to review the applicant's development proposals early in the process, CEP applicants will be asked to present their concept plans to the public at an evening meeting. Depending on the number of applicants, a north shore and south shore meeting may be scheduled. The public may provide initial feedback at this meeting or provide verbal or written comments to the APC and Governing Board (See Step 7).

Step 7: Joint APC/Governing Board Meeting Public Comment

Public comments to be received based on the applicant's presentation at the public evening meetings (See Step 6). This will provide the APC and Governing Board members the opportunity to listen to the interests of the public prior to TRPA staff making a determination as to which projects will be given the opportunity to make application for the award of commodities and/or designation as a CEP project under the program.

Step 8: Notification to Project Proponents

Notification to proposed project proponents by TRPA staff regarding: 1) determination of compliance or non-compliance with Community Enhancement Project requirements; 2) invitation to submit complete application package. Staff shall have the ability to assign, modify and/or recommend project area boundaries to encourage coordinated planning, site design and opportunities for environmental improvement. Information regarding recommendations for projects invited to submit project applications provided to local jurisdiction governing boards, APC and TRPA Board – informational purposes only.

Step 9: Submittal of Project Applications

Submittal of complete project application package by invited project proponents for CEP review.

Step 10: Review of Applications

Review of proposed project applications by TRPA/applicable local jurisdiction staff representatives based on established CEP selection criteria.

Step 11: Recommendation for Assignment of Commodities/CEP Project Designation

Staff recommendations for assignment/award of commodities by TRPA staff based on established CEP selection criteria.

Step 12: Review/consideration of Assignment of Commodities/CEP Project Designation Recommendations by Project Review Committee (PRC) / Advisory Planning Commission (APC)

Review and consideration for approval of TRPA staff recommendations regarding proposed assignment/award of CEP commodities and/or designation as a CEP project.

Step 13: Review/approval of Proposed Commodities/CEP Project Designation by TRPA Governing Board

Review, consideration and approval of recommendations regarding proposed assignment/award of CEP commodities and/or designation as a CEP project by TRPA Board.

Step 14: Submittal of Project Application to Local Jurisdiction and TRPA for Joint Project/Environmental Review within 1 year of Assignment/Award of Commodities

VI. PROJECT SELECTION CRITERIA

The following is the specific criteria to be used to review and evaluate proposed Community Enhancement Project applications. CEP projects are to reflect the revitalization opportunities, the context and the needs of the local community in which they are proposed to be located. Projects will be selected based on their ability to offer 'net gain' solutions for Lake Tahoe Basin communities. Projects will be reviewed against the criteria below and against each other for their overall quality, character and suitability. TRPA retains the discretion to accept or reject any or all pre-applications or applications. Projects selected will be recommended to the APC and GB to receive certain commodities, and for designation as a CEP project.

Place-based Goals and Objectives:

Goal 1: Create/Enhance mixed-use Community Centers

General:

- A. Enhance community character in urban centers
 - a. proposed project is compatible with the scale, massing with existing neighborhood character; provides for appropriate scale transitions
 - b. proposed project design includes relationship/orientation of buildings toward public street frontage; use of transparent ground floor elements including windows and locating commercial buildings abutted to the street with parking located to the rear/side of building(s)
 - c. enhances public street rights-of-way through streetscape improvements
 - d. compatibility with existing/planned uses in neighborhood/area
 - e. proposed project design is responsive to the Lake Tahoe region
- B. Encourage mix of quality housing options, tourist accommodation options and compatible commercial uses that will serve the local population and the tourist population.
 - a. proposed uses are compatible with adjacent existing and/or planned land uses
 - b. includes a combination of land uses including residential, commercial (e.g. retail, office, etc.), recreation, and/or public uses (e.g. civic , governmental, quasi-governmental) - not industrial uses
 - c. located on a site already served by existing public infrastructure (water, sewer, drainage, utilities, etc.) or in an area planned for extension/improvement of such public infrastructure
- C. Provide a variety of sustainably designed housing, lodging and commercial choices to meet the needs of locals and visitors
(See Goal 1 and Goal 6 criteria)
- D. Implement Green Building Design
(See Goal 6 criteria)

Housing:

- E. Provide a variety of sustainably designed housing
(See Goal 1 and Goal 6 criteria)
- F. Provide housing that is economically attainable for basin residents and employees
 - a. includes employee, affordable and moderate income housing in the context of a mixed-income project; housing units being comparable in type and quality as market rate units
 - b. replaced affordable housing units (if any) provide for similar type, size, and tenure (ownership, rental, etc.) as those units planned to be removed from the site. Also results in reasonable rents and/or per unit prices.
 - c. provides for a variety of housing types, sizes, prices/rents and tenure (ownership, rental, etc.) to serve a wide range of economic levels and age groups
 - d. no net loss of affordable residential units (as defined by HUD and TRPA)
 - e. includes development of workforce housing as a substantial component of the proposed project (e.g. at least 20% of the number of residential units based on CA Redevelopment legislation)
 - f. provides assurances for ongoing long-term use/operation as employee, affordable or moderate income housing through regulatory provisions/deed restrictions
- G. Maximize density to achieve transit oriented development

Commercial

- H. Consolidate commercial uses for economic, social and environmental gain
 - a. contributes to approved strategies for achieving a mixture of commercial retail/business uses
 - b. provides for, and promotes opportunities for local and/or regional business ownership
 - c. provides commercial uses that result in a concentration of jobs/employees
 - d. proposed uses are compatible with adjacent existing and/or planned land uses
 - e. includes a combination of land uses including residential, commercial (e.g. retail, office, etc.), recreation, and/or public uses (e.g. civic , governmental, quasi-governmental) - not industrial uses
 - f. located on a site already served by existing public infrastructure (water, sewer, drainage, utilities, etc.) or in an area planned for extension/improvement of such public infrastructure

Goal 2: Create a multi-modal transit future

Pedestrian Oriented/Transit Accessible

- A. Enhance and/or create multi-functional pedestrian activity centers that are walkable and provide multi-modal transportation linkages
 - a. context sensitive road/highway improvements
 - b. improvements to pedestrian sidewalks, trails and lighting
 - c. incorporates high levels of internal and external connectivity between parcels and uses; including through-connections at end of streets or cul-de-sacs
 - g. contributes to the development of an integrated neighborhood by linking housing to neighborhood shopping, employment, transit, parks, schools, trails, bikeways and other public facilities
 - h. proposed streets and sidewalks installed as part of the project, or serving the project, are available for general public use
 - i. location of proposed project is well served by facilities and services e.g. neighborhood shopping, employment, schools, parks, trails, transit etc.
 - j. provides high density and intensity uses conducive to alternative forms of transportation

- B. Reduce dependence on the automobile
 - a. provides for a direct physical connection/linkage between the proposed land use and near-by public transportation
 - b. enhances access to public transit/transportation
 - c. financially contributes to creation/enhancement of transit services
 - d. provides opportunity for private transit services
 - e. provides enclosed/covered shelters with adequate lighting; and kiosks, bulletin boards, signs, etc. devoted to providing transit information
 - f. on-site parking designed to increase pedestrian orientation of the project and minimize environmental effects of parking by reducing amount of the site area designated for on-site surface parking facilities (including at-grade parking structures)
 - g. location of project and project site plan encourages walking, bicycling and transit use
 - h. located adjacent to/near existing/planned bicycle network, trails, etc
 - i. provides bicycle parking spaces/storage in non-residential or multiple family residential development
 - j. project implements transportation management plans and related measures to encourage alternative transportation and reduced parking demand
 - k. located within one-quarter (1/4) mile of an existing/planned transit node (transit-oriented development)

Goal 3: Strengthen and create gathering places and economic centers

Gathering Places

- A. Enrich the Lake Tahoe region and improve resident's quality of life by providing new and improved gathering places, open spaces, community services and cultural centers.
 - a. provides for open space and gathering places (private and/or public) that is integrated with new buildings to enhance living and working areas
- B. Incorporation of cultural features, public spaces, public service areas within project designs
 - a. Creation of new/updated cultural centers (as a part of a mixed use development)

Special Projects Goals and Objectives:

Environmental Improvements (Goals 4-6):

Goal 4: Promote projects that result in the construction of threshold-related environmental improvements (See Attachment 3)

- A. Provide areawide (not parcel by parcel) urban water quality improvements that leverage private investment for environment gain, link to existing or future systems, and are maintained in the long term.
 - a. provides for area-wide storm water treatment system; treatment beyond the specific proposed project site/parcel, ability for other projects to link
 - b. proposed site design would implement all required BMPs to reduce erosion, and go above and beyond to reduce (net) impervious surfaces and infiltrate, capture and potentially reuse run-off. Priority will be given to projects that propose use of new/innovative treatment technologies, such as, the use of wetlands/bio-filters.
- B. Respond to site location and typical neighborhood contextual situations through site design, arrangement of building volumes, and the natural surroundings.
(See Goal 1)
- C. Enhance visual quality of and views from scenic roadway units, shoreline units, and resource areas. Increase/enhance viewsheds from these areas to Lake Tahoe.
 - a. located in a scenic non-attainment area
 - b. project site plan and proposed building locations/orientation provide for view corridors to the lake, public recreational areas, open space, etc.
- D. Provide public access and opportunities to recreational facilities such as trails, bike paths, beaches, and playgrounds/parks.
 - a. Projects with existing public access to the shore of Lake Tahoe, or to trail, greenway and other pedestrians systems will preserve and enhance the public access portion of the projects.
 - b. Where feasible, additional public access to the shore of Lake Tahoe, or to other trail connections will be created with the project.
 - c. Where the opportunity exists, urban recreation centers such as parks, courts, playgrounds and other developed facilities will be included where there is a need for these amenities and that support the mixed use style of development.
- E. Be located in urban core areas and promote pedestrian friendly/ transit oriented development.
(See Goal 5)

- F. Restore and/or protect native vegetation, waterways, wetlands and slopes to reduce erosion potential, promote wildlife benefits, and achieve healthy forests and fuels reduction.
 - a. restores native habitat or wetlands that have been harmed by previous activity;
 - b. re-establishes connections between existing/proposed habitat areas
 - c. includes management plan for on-site native habitats and buffers
 - d. utilizes only native plants and removes invasive species from the site
 - e. minimizes potential erosion by preserving steep slopes in a natural, vegetated state
 - f. located on a site that does not contain any land within the 100-year floodplain as designated by FEMA; compliance with National Flood Insurance Program requirements
 - g. restoration of FEMA floodplain areas
 - h. restoration of forests and reduction of fuel to more closely represent the forest's natural condition, especially at the Wildland Urban Interface (WUI).

- G. Provide a reduction in overall land coverage
 - a. results in reduction of overall site coverage from existing site coverage

- H. Protect and enhance existing cultural/historic resources
 - a. renovates/restores valued historic building(s) that preserves historic character and/or cultural assets (if applicable) as part of project

- I. Ensure compatible land uses that minimize noise
 - a. compatibility with noise environment of the project location; sound mitigation measures integrated into project design

- J. Implement an EIP Project.
 - a. importance of project to TRPA and local jurisdiction needs and benefits,
 - b. costs and magnitude of project relationship to community planning efforts,
 - c. need for project assistance
 - d. Amount of applicant's contribution to EIP project as percentage of total project cost
 - e. Assurances related to property acquisition, financing, grants, committed funding and timing for project completion
 - f. Matching of transfers of development with allocations for the proposed project is encouraged. The more transfers that result in environmental benefits; the higher the points. Transfers from sensitive lands will score higher than transfers from high capability land.
 - g. The ability to leverage private investment to provide the local share of Environmental Improvement Program.
 - h. Using EIP Indicator/MOPS list, net number of indicators positively impacted by the project.(See Attachment 4)

Goal 5: Promote transfer of development that results in substantial environmental benefits

- A. Maximize density to achieve transit oriented development by transferring existing units of use from outside the urban core
 - a. includes residential development at a minimum density of 8 dwelling units per acre
 - b. provides for high density and intensity mixed uses conducive to alternative forms of transportation

- B. Transfer existing development from sensitive lands and restoration of those lands
 - a. amount of development removed from sensitive lands, including the backshore (either transferred from a separate site or removal from sensitive portions of proposed development site)
 - b. Level of restoration of those sensitive lands
- C. Providing a variety of housing options utilizing existing units of use
 - a. Use of existing units of use for project.

Goal 6: Rehabilitate substandard development

- A. Create consolidated commercial and mixed-use development in the urban core (See Goal 1)
- B. Implement 'green' building design
 - a. utilizes green construction methods and materials;
 - b. promotes energy efficiency and reduces overall energy consumption (i.e. appliances, solar applications, etc.)
 - c. proposes orientation of building openings for natural heating, cooling and lighting; building orientation is primarily east-west to create opportunities for use of passive and active solar strategies
 - d. addresses potential effects of shade on adjacent properties and buildings
 - e. provides for mechanisms to achieve waste reduction, reuse and recycling during construction and operation of project
 - f. incorporates reuse of an existing building(s) as part of the project (if applicable)
 - g. Buildings meet LEED certification standards, and/or a similar green rating system (i.e. the Greenpoint, Greenglobe rating systems)
 - h. use of street lights (light emissions which are consistent with "Dark Sky" technology), water and wastewater treatment systems that help achieve energy reduction; use of LED technology for proposed traffic signals
- C. Rehabilitate disturbed sites (infill development) and restore sensitive lands
 - a. located on a underutilized, disturbed, blighted, over-covered and/or brownfield sites (Brownfields, as defined by the U.S. Environmental Protection Agency are "abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.").
 - b. provides for restoration of native vegetation and improves soil stability
 - c. See Goal 4 criteria

C. Process Goals and Objectives

Goal 7: A process and projects that will inform the new Regional, Local and Community Plan updates

- a. Provides innovative approaches and long term solutions to meet Program goals and objectives
- b. Clearly demonstrates adherence to the local and regional visions

Goal 8: Projects that feature a public/private partnership for cooperative implementation.

- A. Provide projects that have clear public benefits with strong public support.
 - a. Includes public and private partnership
 - b. project clearly and specifically demonstrates financial/economic feasibility
 - c. contributes to the overall balance and diversification of the local economy
 - d. results in net new job/employment creation
 - e. demonstrate considerable environmental, social and economic benefits
 - f. Proven local jurisdiction support
 - g. A public outreach strategy and documented consistency with Regional Vision
- B. Leverage private investment to provide the local share of the Environmental Improvement Program.
 - a. See Goal 1.J
- C. Projects are catalysts for further community revitalization
 - a. The degree of expectation that the projects are catalysts for further community revitalization.
 - b. Incorporates multiple parcels or links to multiple parcels

Goal 9: A model process for multi-jurisdictional review of project permits, implementation and monitoring.

- A. Implement of on-the-ground projects in a reasonable and timely fashion.
- B. Provide an effective program designed to facilitate both large-scale and small-scale quality projects.

VII. PROJECT PROPOSAL SUBMITTAL REQUIREMENTS

A. Pre-application Submittal Requirements:

The following is a description of the requirements for the development proposals. A proposal shall consist of five (5) written sets and ten (10) digital compact discs of the completed "Pre-application Submittal Package" including all of the following information as it directly relates to urban scale, mixed-use development. The written portions of the submittal shall be in an 8½" by 11" format. Provide drawings to present the project design including the scale, scope, size and mixture of project elements. Large-scale presentation drawings may be provided, however, reductions of such drawings to 8 ½" by 11" must be included in the development proposal submittal.

1. Cover Letter

A cover letter addressed to the TRPA that summarizes the proposed development team's qualifications, their preliminary development approach, and their intention to build the project the proposed project. This program is about implementation of CEP projects, applicants that are only seeking the entitlements to build the project will not be considered.

2. Pre- application Criteria

A detailed written document specifically outlining how the proposal meets each element of the pre-application criteria outlined above (See Section III).

3. Site Analysis and Project Context Assessment

A detailed written document with renderings/photos/maps/plans at a scale and level of detail necessary to accurately depict the project development and operation components that identify:

- Maps and Drawings that include the existing conditions including existing land uses, existing commodities, existing land coverage, land capability, parking, ingress/egress, natural and built site features, Community character, surrounding land uses, erosion control, non-motorized and motorized transportation linkages, recreation access, etc. and,
- Data and Analysis that includes existing Vehicle Miles Traveled (VMT), land capability and land coverage details, existing commodities including Commercial Floor Area (CFA), Tourist Accommodation Units (TAU), density, and Residential Units (preferably previously verified by TRPA).

4. Project Concept Plan

- Detail how the proposed project fits within the Community context. Specifically, how the proposal fits in with the existing built and natural environment. How the proposal meets some needs of the Community, and how the proposal could be a catalyst for other types of projects.
- Proposed site conditions including product concepts, type of construction, building heights, building areas (square footage), number, type and size of residential units, CFA and TAUs (if applicable), density, on-site improvements including access, parking and landscaping; and those listed above

5. Using the criteria in Section VI of the CEP as a checklist, provide a written statement that outlines how your project proposal responds to and/or meets the CEP selection criteria .

6. Areas where the proposal may need additional height, density, or a change in parking requirements.

7. A \$1000.00 Pre-application fee.

8. Additional information may be requested by TRPA and the local jurisdiction to facilitate review of the pre-application.

Please note: For projects in Nevada – By entering into the Community Enhancement Program, the applicant must agree to waive the application time limits for Nevada project approvals (60 days).

Applicants are encouraged to submit or be prepared to present their concept plans at up to three coordinated pre-application meetings scheduled during the 90-day submittal window. Tentative dates for these meetings are August 29th, September 27th, and October 17th, 2007. Meeting times may be changed to facilitate North Shore vs. South Shore applications, depending on the number of pre-applications received. At these meetings staff from TRPA, the local jurisdictions, and the local planning working groups will be available to discuss the projects and provide early feedback. These meetings will not be open to the general public; however, a future public meeting will allow additional public input.

This public meeting will be held during the first week of November 2007 (See Schedule Attachment 1). At this meeting, each pre-applicant will be asked to present a brief summary of their projects and provide a one-page description to the public. The public will be given the opportunity to ask questions and provide comments to the pre-applicants. Further public comment will be heard at a joint APC/Governing Board hearing November 14, 2007. This will allow the APC Commissioners and the Governing Board Members the opportunity to directly hear the public input. These meeting dates and times may be subject to change.

B. Application Phase

Once the Pre-application process is completed, and applicant may be invited to submit a full application. This application will be based on similar type development applications currently available through the TRPA Environmental Review Services Branch. This application and any specific modifications are yet to be developed.

VIII. TRPA AND LOCAL JURISDICTION ROLES AND RESPONSIBILITIES

It is the intent of TRPA and its local jurisdiction partners to create a simplified and streamlined process for selection of a Community Enhancement project, assignment of commodities and project approval. This will include a joint review of pre-application, application, and project and environmental review/documentation and approval process. Joint meetings between Agency and local partner staff, applicants will be conducted to help shape projects and provide early feedback.

In general, local jurisdiction staff representatives are responsible for review, evaluation and recommendations regarding proposed Community Enhancement Projects within their respective jurisdictions. Local jurisdiction staff representatives and TRPA staff are responsible for review, evaluation and recommendations regarding proposed assignment of CEP commodities and designation of CEP projects.

Attachment 1:
Process and Time Schedule for Community Revitalization Program

Step/Activity	Months	PRE-APPLICATION SUBMITTAL/NOTICE PERIOD			PRE-APPLICATION REVIEW			COMMODITY RESERVATION	PROJECT APPLICATION/ ENVIRONMENTAL REVIEW & APPROVAL
		August	September	October	November	December	January	February	8 to 20 months
1 Issuance/Circulation of Call for Submissions		■			Public Meeting				One Year to Submit Project with EIR/EI/EIS
2 Public Notice Re: Intended Assignment of Commodities (90 day notice)		■	■						
3 Submittal of Pre-Applications		■	■						
4 Pre-Application/Best Practices Meetings			■	■					
5 Review of Pre-Applications for content			■	■					
6 Public Meeting									
7 APC Meeting Public Comment						X			
8 Governing Board Meeting Public Comment							X		
9 Review of Pre-Applications against CEP Criteria (TRPA/Applicable Local Jurisdictions)						■			
10 Recommendations for Commodity Allocations/ CEP Project Designation (TRPA Staff to PRC)							■ X		
11 Review of Commodity Allocation Recommendations/ CEP Project Designation (APC)								■ X	
12 Review/Approval of Commodity Allocation Recommendations/ CEP Project Designation (TRPA Board)								■ X	
Planning Working Group Input		X	X	X	X	X			
Core Planning Team Input		X	X	X	X	X			
Public Input Opportunities (at meetings)					X	X	X	X	

**Attachment No. 2:
Threshold Related Environmental Improvements and Benefits**

<u>Primary Environmental Benefits</u>	<u>Threshold Issue/Need</u>
Scenic	Community character/design; remove non-conforming uses and create physical character consistent with community design; create viewshed or gathering spaces; implement SQIP requirements
SEZ	Sensitive land restoration; meadow restoration and/or creek restoration
Soil Conservation	Reduce land coverage and increase sediment control; reduction in overall site coverage; compliance with Bailey Land Capability System, maintain/restore native vegetation on eroded sites (slopes, fire areas, etc.)
Land Use/Transportation	Consistency with adjacent uses; transit oriented development and congestion reduction; create transportation management plan for encouragement of transit use; create pedestrian and bicycle connectivity; create transit center (shelter, bus loading zone)
Water Quality	Lake clarity, reduction of nutrients and suspended solids; water quality ponds, swales for project and adjoining roads; pump and treat solutions
Vegetation	Encourage native landscaping; reduce irrigation needs, reduce fertilizer use, reduce lawn; restore/maintenance of native vegetation
Air Quality	Pollutant reduction (reduction in VMT),
Recreation	Access; pedestrian and bike trails and linkages; public; access to adjacent recreational areas and open spaces; shorezone public access

**(Attachment No. 2 continued:
Threshold Related Environmental Improvements and Benefits)**

<u>Secondary Threshold Benefits</u>	<u>Threshold Issue/Need</u>
Energy	Low impact design, Green Building, LEED Certification, Green Rating System, energy efficient appliances
Fish and Wildlife	Habitat encroachment; garbage and litter control; buffer strips to cool run-off; daylight culvert streams, shorezone/streamzone restoration
Housing	Affordability, employee/workforce access, centralized location
Noise	Noise reduction
Open Space	Passive recreation, secondary water quality benefits
Shorezone	Increase/Improve Physical and Visual Access, SQIP, reduce land coverage in backshore, reduce lawn in backshore,

ATTACHMENT 3

PROJECT NAME	PROJECT	COMMUNITY PLAN
BIJOU HWY 50 SCENIC IMPROVEMENTS	2	BIJOU/AL TAHOE CP
HWY 50 ECHO SUMMIT TO SR 89 RUNOFF TREATMENT	9	MEYERS
BROCKWAY SUMMIT EROSION CONTROL	13,14 & 15	INDUSTRIAL TRACT/KINGS BEACH COMMERCIAL
SCENIC ROAD UNIT #1 TAHOE VALLEY IMPROVEMENT	82	SOUTH Y COMMERCIAL
SCENIC ROAD UNIT #9 TAHOMA IMPROVEMENT	84	TAHOMA COMMERCIAL
SCENIC ROAD UNIT #10 QUAIL CREEK IMPROVEMENT	85	HOMEWOOD COMMERCIAL
SCENIC ROAD UNIT #11 HOMEWOOD IMPROVEMENT	86	HOMEWOOD COMMERCIAL
SCENIC ROAD UNIT #13 SUNNYSIDE IMPROVEMENT	87	SUNNYSIDE
SCENIC ROAD UNIT #14 TAHOE TAVERN IMPROVEMENT	88	TAHOE CITY
SCENIC ROAD UNIT #15 TAHOE CITY IMPROVEMENT	89	TAHOE CITY
SCENIC ROAD UNIT #20 TAHOE VISTA IMPROVEMENT	93	TAHOE VISTA COMMERCIAL
SCENIC ROAD UNIT #25 PONDEROSA AREA IMPROVEMENT	95	PONDEROSA RANCH
SCENIC ROAD UNIT #31 MEADOW IMPROVEMENT	96	KINGSBURY COMMUNITY PLAN
SCENIC ROAD UNIT #32 CASINO AREA IMPROVEMENT	97	STATELINE/SKI RUN
SCENIC ROAD UNIT #33 THE STRIP IMPROVEMENT	98	STATELINE/SKI RUN
SCENIC ROAD UNIT #35 AL TAHOE IMPROVEMENT	99	SOUTH Y COMMERCIAL
SCENIC ROAD UNIT #36 AIRPORT AREA IMPROVEMENT	100	SOUTH Y COMMERCIAL
SCENIC ROAD UNIT #42 OUTLET IMPROVEMENT	101	TAHOE CITY
SCENIC ROAD UNIT #44 KINGSBURY GRADE IMPROVEMENT	102	KINGSBURY COMMUNITY PLAN
SCENIC ROAD UNIT #45 PIONEER TR. SOUTH IMPROVEMENT	103	STATELINE/SKI RUN
SCENIC ROAD UNIT #40 BROCKWAY CUTOFF IMPROVEMENT	104	KINGS BEACH INDUSTRIAL
SCENIC SHORE UNIT #19 CARNELIAN BAY IMPROVEMENT	108	CARNELIAN BAY
NORTH STATELINE CP LAKE VISTA MINI-PARK	114	NORTH STATELINE
I. V. COMMERCIAL SEZ RESTORATION	118	INCLINE VILLAGE COMMERCIAL
MEYERS HWY 50 CENTER LANDSCAPED MEDIAN	140	MEYERS
USFS MEYERS VISITORS CENTER: PHASE 2	141	MEYERS
BURKE CREEK TAHOE NUGGET SEZ RESTORATION	161	KINGSBURY COMMUNITY PLAN
BIJOU AREA WQ	172	STATELINE/SKI RUN
BIJOU PINES AREA WQ	175	BIJOU/AL TAHOE CP
MEYERS RESIDENTIAL	191	MEYERS
Tahoe Estates ECP	212	TAHOE VISTA COMMERCIAL
LOWER WARD VALLEY/PINELAND ECP	219	SUNNYSIDE
LOWER KINGSBURY	239	KINGSBURY COMMUNITY PLAN
SIERRA PACIFIC INDUSTRIAL YARD SEZ REST	257	TAHOE VISTA COMMERCIAL
CSLT BIJOU GOLF COURSE/X-COUNTRY SKI IMPROVEMENTS	284	BIJOU/AL TAHOE CP
BIJOU FAIRWAY AND MEADOW SEZ RESTORATION	319	BIJOU/AL TAHOE CP
TAHOE MEADOWS LINEAR PARK	336	STATELINE/SKI RUN
DOUGLAS COUNTY KINGSBURY-LAKE TRAIL	369	KINGSBURY COMMUNITY PLAN
EDGEWOOD CREEK - MARKET STREET	373	KINGSBURY COMMUNITY PLAN

PROJECT NAME	PROJECT	COMMUNITY PLAN
NTPUD REGIONAL PARK CROSS-COUNTRY SKI TRAILS	389	TAHOE VISTA COMMERCIAL
UPPER NATIONAL SEZ	391	TAHOE VISTA COMMERCIAL
BURKE CREEK RESID FISH PHASE I- STREAM HABITAT RESTORE	409	KINGSBURY COMMUNITY PLAN
GRIFF CREEK - STREAM HABITAT RESTORATION	410	KINGS BEACH INDUSTRIAL
CARNELIAN BAY SR 28 UTILITY UNDERGROUNDING	420	CARNELIAN BAY
THIRD CREEK MIGRATORY PHASE II - STREAM HABITAT RESTORATION.	443	INCLINE VILLAGE TOURIST
E. OF KINGS BEACH BOAT RAMP SPAWNING HABITAT RESTORATION	530	KINGS BEACH COMMERCIAL
CARNELIAN BAY SPAWNING- LAKE HABITAT RESTORATION	532	CARNELIAN BAY
THIRD CREEK - LOWER REACH SEZ RESTORATION	562	INCLINE VILLAGE TOURIST
SUNNYSIDE SPAWNING-LAKE HABITAT RESTORATION	598	SUNNYSIDE
BURTON CREEK STATE PARK IMPROVEMENTS	613	TAHOE CITY INDUSTRIAL
KINGS BEACH STATE REC AREA PUBLIC PIER	619	KINGS BEACH COMMERCIAL
CTC TAHOE VISTA BEACH IMPROVEMENTS	624	TAHOE VISTA COMMERCIAL
CTC SECLINE BEACH IMPROVEMENTS	625	KINGS BEACH COMMERCIAL
SKI HOMEWOOD SKI AREA MASTER PLAN	632	HOMEWOOD COMMERCIAL
SEZ RESTORATION ON PUBLIC LANDS	640	STATELINE/SKI RUN
INCLINE CK MIGRATE. PHASE I - STREAM HABITAT. RESTORE	660	INCLINE VILLAGE TOURIST
NORTH STATELINE AREA	668	NORTH STATELINE
EAST PIONEER TRAIL and Rocky Point	695	STATELINE/SKI RUN
AL TAHOE BMP	696	BIJOU/AL TAHOE CP
CHRISTMAS VALLEY	708	MEYERS
TAHOE VISTA - TAMARACK	716	TAHOE VISTA COMMERCIAL
HOMEWOOD RESIDENTIAL	725	HOMEWOOD COMMERCIAL
BROCKWAY RESIDENTIAL	732	NORTH STATELINE
BURKE CREEK MIGRATION PHASE II - STREAM HABITAT RESTORE	734	KINGSBURY COMMUNITY PLAN
CLASS TWO: S.R. HIGHWAY 89 U.S. HIGHWAY 50 TO BASIN BOUNDARY	749	MEYERS
CLASS TWO: D STREET U.S. HIGHWAY 50 TO LAKE TAHOE BLVD.	751	SOUTH Y COMMERCIAL
CLASS ONE: UNCONSTRUCTED ROUTE U.S. 50 RIGHT-OF-WAY	752	BIJOU/AL TAHOE CP
CLASS TWO: KINGSBURY GRADE U.S. HIGHWAY 50 TO SUMMIT	753	KINGSBURY COMMUNITY PLAN
CLASS TWO: SKI WAY COUNTRY CLUB DRIVE TO FAIRVIEW BLVD.	754	INCLINE VILLAGE TOURIST
CLASS ONE/TWO: INCLINE WAY COUNTRY CLUB DRIVE TO SOUTHWOOD BLVD.	757	INCLINE VILLAGE TOURIST
CLASS ONE: NORTHWOOD BLVD. VILLAGE BLVD. EAST TO S.R. HIGHWAY 28	758	INCLINE VILLAGE COMMERCIAL
CLASS ONE: COUNTRY CLUB DRIVE LAKESHORE BLVD. TO DRIVER WAY	759	INCLINE VILLAGE TOURIST
CLASS THREE: S.R. HIGHWAY 28 NORTH STATELINE TO S.R. HIGHWAY 431	760	NORTH STATELINE
CLASS TWO: S.R. HIGHWAY 28 DOLLAR HILL TO NORTH STATELINE	762	TAHOE VISTA COMMERCIAL
TAHOE CITY LAKESIDE BIKE TRAIL	763	TAHOE CITY
CLASS TWO: U.S. HIGHWAY 50 STATELINE TO EL DORADO BEACH	768	STATELINE/SKI RUN
CLASS ONE: U.S. HIGHWAY 50 ZEPHYR COVE TO ROUND HILL	769	ROUND HILL COMMUNITY PLAN
S.R. HIGHWAY 89: HOMEWOOD AREA PEDESTRIAN FACILITIES	775	HOMEWOOD COMMERCIAL
U.S. HIGHWAY 50 SIDEWALKS: SKI RUN BLVD. TO SOUTH Y COMMERCIAL AREA	776	BIJOU/AL TAHOE CP
CASINO CORE: LAKE PARKWAY PEDESTRIAN FACILITIES	777	STATELINE COMMUNITY PLAN

PROJECT NAME	PROJECT	COMMUNITY PLAN
CASINO CORE: MOUNTAIN TO LAKE PEDESTRIAN FACILITY	778	STATELINE COMMUNITY PLAN
CASINO CORE: U.S. HIGHWAY 50 PEDESTRIAN IMPROVEMENTS	779	STATELINE COMMUNITY PLAN
U.S. HIGHWAY 50 AND JOHNSON AVENUE INTERSECTION IMPROVEMENTS	782	BIJOU/AL TAHOE CP
U.S. HIGHWAY 50: KINGSBURY TO KAHLE ROADWAY AND SIDEWALK IMPROVEMENTS	783	KINGSBURY COMMUNITY PLAN
U.S. HIGHWAY 50 AND TAHOE KEYS BLVD INTERSECTION IMPROVEMENTS	784	SOUTH Y COMMERCIAL
PIONEER TRAIL ROADWAY AND SIDEWALK IMPROVEMENTS	786	STATELINE/SKI RUN
KINGS BEACH ROADWAY CURB/GUTTER SIDEWALK AND BICYCLE TRAIL IMPROVEMENTS	787	KINGS BEACH COMMERCIAL
S.R. HIGHWAY 28 AND S.R. HIGHWAY 267 INTERSECTION IMPROVEMENTS	788	KINGS BEACH COMMERCIAL
U.S. HIGHWAY 50 AND LAKE PARKWAY INTERSECTION IMPROVEMENTS	791	STATELINE COMMUNITY PLAN
U.S. HIGHWAY 50 AND S.R. HIGHWAY 89 (SOUTH Y) INTERSECTION IMPROVEMENTS	795	SOUTH Y COMMERCIAL
KINGSBURY TRANSIT FACILITY	814	KINGSBURY COMMUNITY PLAN
SKI RUN TO SOUTH STATELINE FIXED GUIDEWAY/LIGHT RAIL	819	STATELINE/SKI RUN
U.S. HIGHWAY 50 DEDICATED TRANSITWAY EASEMENT ACQUISITION	822	STATELINE/SKI RUN
SOUTH SHORE TRANSIT MAINTENANCE FACILITY EXPANSION	823	Industrial Tract
S.R. HIGHWAY 89 REALIGNMENT	855	TAHOE CITY
SCENIC ROAD UNIT #22 CRYSTAL BAY: PHASE II	869	INCLINE VILLAGE COMMERCIAL
INCLINE CREEK MIGRATION. PHASE II - STREAM HABITAT RESTOR	877	INCLINE VILLAGE TOURIST
HABITAT RESTORATION- WOOD CK PHASE I IMPROVEMENTS	895	INCLINE VILLAGE COMMERCIAL
HABITAT RESTORATION-UPPER TRUCKEE/UPPER SECTION	908	MEYERS
SCENIC ROAD RESOURCE #41.2 BROCKWAY IMPROVEMENT	912	KINGS BEACH INDUSTRIAL
EAST SHORE WATERSHEDS FURBEARER SURVEY	933	STATELINE COMMUNITY PLAN
LAKE HABITAT RESTORATION-PLACER COUNTY	974	KINGS BEACH COMMERCIAL
BURKE CREEK PHASE 2	986	KINGSBURY COMMUNITY PLAN
HWY 50 MEYERS TO THE "Y"	993	SOUTH Y COMMERCIAL
HWY 50 SOUTH TAHOE "Y" TO STATELINE	994	STATELINE/SKI RUN
SR 89 SOUTH LAKE "Y" TO PLACER COUNTY LINE	995	TAHOMA COMMERCIAL
SR 89 EL DORADO/PLACER LINE TO SR 28 INTERSECTION	996	TAHOE CITY
SR 28 TAHOE CITY TO SR 267 INTERSECTION	998	TAHOE VISTA COMMERCIAL
SR 89 TAHOE CITY TO ALPINE MEADOWS RD	999	TAHOE CITY
SR 28 CRYSTAL BAY	1000	NORTH STATELINE
SR89 LUTHER PASS TO HWY 50 JUNCTION	1012	MEYERS
CLASS ONE: ELDORADO BEACH TRAIL TO SKI RUN TRAIL	10033	STATELINE/SKI RUN
CLASS ONE/TWO: LINEAR PARK TRAIL TO STATELINE	10037	STATELINE/SKI RUN
USFS CAMPGROUND BEAR PROOF RETROFIT	10043	SUNNYSIDE
ASPEN COMMUNITY RESTORATION PROJECTS	10080	SOUTH Y COMMERCIAL
NORTHERN GOSHAWK NESTING TERRITORY NEEDS ASSESSMENT	10081	SOUTH Y COMMERCIAL
WILD HABITAT RESTORATION AT TAHOE BASIN STATE PARKS (PHASE 1)	10083	TAHOE CITY INDUSTRIAL
CAMPGROUND BY THE LAKE FACILITIES IMPROVEMENT	10091	BIJOU/AL TAHOE CP
COMMONS BEACH IMPROVEMENTS	10127	TAHOE CITY
Tahoe City Intermodal Transit Project		TAHOE CITY
Kings Beach Commercial Core ECP(I think this is within the CP, but not shown above)	10060	Kings Beach Commercial

**Attachment 4:
Measures of Progress Environmental Improvements Projects**

⇒ Improved Transit Level of Service (TLOS)
⇒ Includes bus shelters, transit centers, other facilities designed to enhance public transit accessibility and convenience.
⇒ Pounds of Emission Reductions
⇒ Miles of pedestrian and bicycle facilities constructed
⇒ Miles of pedestrian and bicycle facilities constructed
⇒ Linear feet of Stream Habitat Enhanced or Restored.
⇒ Removal of Barriers to Fish Passage
⇒ Facilities constructed or rehabilitated to Increase public accessibility and the quality of recreational experience
⇒ Miles of Trails developed or improved
⇒ Acres Acquired to increase recreational use.
⇒ Linear Feet of Lake Shoreline Acquired for public use.
⇒ Increased PAOTs
⇒ Increased capacity for public access
⇒ Square Feet of Impervious Cover Removed.
⇒ Square Feet/Acres treated and/or re-vegetated
⇒ Acres Retired
⇒ Miles of Roadway Obliterated and Treated
⇒ Square Feet/Acres of Sensitive Land Acquired
⇒ Acres of SEZ enhanced or restored
⇒ Miles of underground utility lines installed.
⇒ Linear Feet of streetscape improvements
⇒ Acres of re-vegetation
⇒ Number of structures removed, relocated, or improved
⇒ Linear feet of highway right-of-way improved
⇒ Capacity of constructed scenic turnouts
⇒ No. of public recreation sites that implement community design guidelines on existing structures and plans to reduce visual dominance of parking lots from scenic corridors
⇒ No. of sites that implement community design guidelines on existing structures and plans to reduce visual dominance of parking lots from scenic corridors
⇒ Acres treated with prescribed burns

Lake Tahoe Community Enhancement Program	
⇒	Acres mechanically treated
⇒	Acres Re-vegetated
⇒	Increased number of population sites for uncommon communities or sensitive species
⇒	Acres of special specie sites protected.
⇒	Acres of Wildlife Habitat Improved
⇒	Acres of Wildlife Habitat Acquired
⇒	Square Feet/Acres treated with erosion source control and runoff practices
⇒	Square Feet/Acres treated with erosion source control and runoff practices
⇒	Square Feet/Acres of Roadway Storm-water Treated