

APPENDIX A
INDUSTRIAL TRACT COMMUNITY PLAN
PROJECT REVIEW CHECKLIST

Project name and number:

Project Address and APN:

Planner:

Date:

Section 1. PERMISSIBLE USES, TEMPORARY ACTIVITIES

TEMPORARY ACTIVITIES: No recreation, residential, or tourist accommodation temporary activities, exempt or nonexempt, shall be conducted within the Industrial Tract Community Plan area. No commercial or public service temporary activities shall be conducted within the Community Plan area if it would fall into a use category that is prohibited within the Community Plan's use matrix. Only temporary events, activities, and uses that are accessory to uses permissible in this community plan area shall be allowed. NOTE: Auctions associated with storage facilities are considered accessory to the storage use and are permissible temporary activities. Conversely, bringing materials to the area expressly for sale at an auction not associated with a permissible primary use shall not be allowed. (GOAL 2, OBJECTIVE 4, Policy A)

PERMISSIBLE USES: The following uses are permissible within the Industrial Tract Community Plan. If the use category is not listed, the use is not permissible. *** Indicates that this use category is identified by Chapter 83 of the TRPA Code as a "possible contaminating activity," triggering special requirements when located within a Source Water Protection Zone.

	Industrial CP
I. RESIDENTIAL USES – None Permissible	
II. TOURIST ACCOMMODATION – None Permissible	
III. COMMERCIAL	
A. RETAIL – Only the following are permissible	
• Auto, mobile home and vehicle dealers	Allowed
• Mail order and vending	Allowed
• Building materials and hardware	Allowed
• Nursery	Allowed
• Service stations	Special Use ***
• Furniture, home furnishings and equipment* <i>footnote</i> *This use category only applies if the "furniture, home furnishings and equipment" are manufactured or (re)finished on site. Other types of retail sales that fit this permissible use category are not permitted within this Community Plan area.	Special Use
B. ENTERTAINMENT – None permissible	

C. SERVICES	
<ul style="list-style-type: none"> Personal services* <i>footnote</i> * After a use permit is issued or special use findings are made, change in use from one type of personal service to another must go through the special use process for a determination of the appropriate of the new use. 	Special Use
<ul style="list-style-type: none"> Auto repair and service 	Allowed ***
<ul style="list-style-type: none"> Professional offices* <i>footnote</i> *Only professional offices related to industrial uses can be considered. The type of office proposed must be consistent with the area's industrial focus and the special use permit will condition the specific type of office for the structure. This type of office cannot change without reinitiating the special use permit process. 	Special Use
<ul style="list-style-type: none"> Repair services 	Allowed ***
<ul style="list-style-type: none"> Business support services 	Allowed
<ul style="list-style-type: none"> Sales lots 	Special Use
<ul style="list-style-type: none"> Contract construction services 	Allowed
<ul style="list-style-type: none"> Schools – business and vocational <i>footnote</i> *Only schools related to industrial-type uses can be considered (e.g., truck driving schools, etc.). 	Special
<ul style="list-style-type: none"> Financial services 	Special Use
<ul style="list-style-type: none"> Secondary storage 	Allowed
<ul style="list-style-type: none"> Laundries and dry cleaning plant 	Allowed ***
D. LIGHT INDUSTRIAL	
<ul style="list-style-type: none"> Batch plants 	Special Use ***
<ul style="list-style-type: none"> Printing and Publishing 	Allowed
<ul style="list-style-type: none"> Food and Kindred products 	Allowed
<ul style="list-style-type: none"> Recycling and scrap 	Special Use
<ul style="list-style-type: none"> Fuel and ice dealers 	Allowed ***
<ul style="list-style-type: none"> Small scale manufacturing 	Allowed
<ul style="list-style-type: none"> Industrial services 	Allowed
E. WHOLESALE/STORAGE	
<ul style="list-style-type: none"> Storage yards 	Allowed ***
<ul style="list-style-type: none"> Warehousing 	Allowed
<ul style="list-style-type: none"> Vehicle and freight terminals 	Allowed
<ul style="list-style-type: none"> Wholesale and distribution 	Allowed
<ul style="list-style-type: none"> Vehicle storage and parking 	Allowed ***
IV. PUBLIC SERVICE	
A. GENERAL	
<ul style="list-style-type: none"> Local public health and safety facilities 	Allowed ***
<ul style="list-style-type: none"> Collections station 	Allowed ***
<ul style="list-style-type: none"> Public utility centers 	Allowed ***
<ul style="list-style-type: none"> Regional public health and safety facilities 	Allowed
<ul style="list-style-type: none"> Government offices* <i>footnote</i> *Only government offices related to industrial-type uses can be considered (e.g., public works, etc.). The type of office proposed must be consistent with the area's industrial focus and the special use permit will condition the specific type of office for the structure. This type of office cannot change without reinitiating the special use permit process. 	Special Use
<ul style="list-style-type: none"> Local post office 	Special Use

B. LINEAR PUBLIC FACILITIES	
• Pipelines and power transmission	Allowed
• Transportation routes	Special Use
• Transit stations and terminals	Allowed
• Transmission and receiving facilities	Allowed
V. RECREATION	
• Day use areas* <i>footnote *Neighborhood-serving day use areas buffered from industrial uses may be considered.</i>	Special Use
• Riding and hiking trails	Special Use
VI. RESOURCE MANAGEMENT	
A. TIMBER MANAGEMENT	
• Reforestation	Allowed
• Special cut	Allowed
• Thinning	Allowed
• Sanitation salvage cut	Allowed
• Timber stand improvement	Allowed
• Tree farms	Allowed
B. WILDLIFE AND FISHES	
• Early successional vegetation management	Allowed
• Structural fish habitat management	Allowed
• Nonstructural fish habitat management	Allowed
• Structural wildlife habitat management	Allowed
• Nonstructural wildlife habitat management	Allowed
C. RANGE -- None permissible	
• Farm/ranch accessory structures	No
• Range pasture management	No
• Grazing	No
• Range improvement	No
D. OPEN SPACE	
Allowed in all areas of the Tahoe Region.	
E. VEGETATION PROTECTION	
• Fire detection and suppression	Allowed
• Prescribed fire/burning management	Allowed
• Fuels treatment management	Allowed
• Sensitive plant management	Allowed
• Insect and disease suppression	Allowed
• Uncommon plant community management	Allowed
F. WATERSHED IMPROVEMENTS	
• Erosion control	Allowed
• SEZ restoration	Allowed
• Runoff control	Allowed ***

Section 2. COMMUNITY PLAN INCENTIVES

The following incentives and the criteria for their use, are detailed in the Industrial Tract Community Plan.

- 1) COMMERCIAL FLOOR AREA INCENTIVES
 - (a) Square Foot Commercial Floor Area Allocation, up to 5,000 square feet
 - (b) Automatic Doubling of New/Transferred Commercial Floor Area
- 2) LAND COVERAGE INCENTIVE
- 3) AREAWIDE WATER QUALITY TREATMENT INCENTIVE
- 4) PERMIT PROCESSING INCENTIVE
- 5) SEZ RESTORATION CREDIT INCENTIVE (UP TO 5.46 ACRES)

1) COMMERCIAL FLOOR AREA INCENTIVES:

YES NO Is CFA required for this project? Complete this section of this checklist only if the project requires new commercial floor area.

_____ Square feet of CFA is needed for this project. NOTE: Preferred Industrial Area Status for the Industrial Tract provides for the automatic doubling of all CFA in this Community Plan area (GOAL 2, OBJECTIVE 1, Policy A).

_____ divided by 2 = _____
Total sq. footage needed Amount of CFA to be obtained

YES NO Does the project desire a portion of the 5,000 square foot 1987-1996 Community Plan CFA allocation? (Goal 2, Objective 1, Policy B)
Amount of Community Plan CFA requested: _____
NOTE: Applicant should request that the City of South Lake Tahoe recommend allocation of CFA to their project. If the City recommends allocation of the CFA, then it is issued by TRPA upon project approval. Once the City makes a recommendation, that CFA must be permitted within two years. Upon the expiration of the two-year period, the unused CFA returns to the pool for allocation to the next project that requests it.

NOTE: Substitution of the Community Plan CFA allocation for existing floor area (such that the existing floor area is banked for transfer) is not allowed

Additional CFA needed: _____

Source: _____

5,000 square feet of the Community Plan CFA allocation remains as of March 2003.

_____ = Assessor's Parcel Number; _____ = Parcel Size
Parcel Size < 3 acres = eligible to apply for up to 1,000 square feet of CFA
Parcel Size > 3 acres = eligible to apply for up to 2,000 square feet of CFA

In addition, up to 250 additional square feet of the Community Plan CFA allocation can be applied for certain relocated uses only under the following circumstances:

- Either the business is found on the list of businesses in Appendix D, or
- The City of South Lake Tahoe determines that the use to be relocated is incompatible with other land uses in the vicinity of its current location, and, by

relocating, it would eliminate the possibility of being replaced with an equally incompatible use. Specifically (Goal 2, Objective 3, Policy C):

1. *The use to be relocated could be located on a property that contains at least 50% verified stream environment zone, unless otherwise targeted by a public agency for acquisition, either functioning or land that would be restored as stream environment zone.* Within one year following the physical relocation of the industrial use, all applicable permits shall be obtained for the restoration of the stream environment zone and its permanent protection from encroachment from development. Should restoration not occur, a lien shall be placed on the property for double the full market value of the CFA or stream environment zone restoration offset, whichever was used.
2. *The use to be relocated could be located within or visible from a scenic highway corridor.* Within one year following the physical relocation of the industrial use, improvements shall be removed and the site restored to natural conditions. Alternatively, the permittee shall demonstrate diligent pursuit (in the opinion of the Planning Division of the City of South Lake Tahoe) to place a new use on the site that conforms to current planning requirements, including design standards and parking ratios. None of the nonconforming elements of the old use shall be considered "grandfathered," including type of use, structure, setbacks, access drives, parking, or signs. Legally existing land overcoverage may be banked for transfer or used on site as part of updated development plans.
3. *The use to be relocated could be a nonconforming use in another Community Plan district or Plan Area Statement.* Within one year following the relocation of the industrial use, improvements shall be removed and the site restored to natural conditions. Alternatively, the permittee shall demonstrate diligent pursuit (in the opinion of the City of South Lake Tahoe) on placing a new use on the site that conforms to current planning requirements, including design standards and parking ratios. None of the nonconforming elements of the old use shall be considered "grandfathered," including type of use, structure, access drives, setbacks, parking, or signs. Legally existing land overcoverage may be banked for transfer or used on site as part of updated development plans.

- YES NO Is the parcel already developed? If so, the parcel proposed for development must meet all of the following where applicable (Goal 2, Objective 1, Policy C):
- Have the land coverage to support the proposed development (including transferred coverage);
 - Complete installation of Best Management Practices for entire parcel consistent with Policy F of Goal 2, Objective 1;
 - Meet City of South Lake Tahoe parking/snow storage requirements on the permitted parcel for all uses;
 - Provide for and protect landscaped areas;
 - Retrofit all signs to be in compliance with the City Sign Ordinance (Chapter 25 of the City Code);
 - Provide screening consistent with Goal 1, Objective 1, Policies D or E.
 - Contribute \$15.00 per square foot of bonus allocation CFA obtained (not required for the automatically doubled amount) to a fund for Community Plan-benefiting improvements (or, if a D St. property, cost of construction of the required sidewalk along D St. credits to this required contribution).

NOTE: *Not all of the existing developed parcels will meet the criteria to be eligible for the use of this incentive.*

- YES NO Is the parcel undeveloped? If so, the project must (where applicable):
- Meet current development standards;
 - Contribute \$15.00 per square foot of bonus allocation CFA obtained (not required for the automatically doubled amount) to a fund for the following Community Plan-benefiting improvements:

Sidewalk improvements along both sides of D Street, Julie Lane to Lake Tahoe Boulevard. (Either the dollar value of the sidewalk improvements must be constructed as part of the project [for D St. properties], or the dollar amount contributed to a City fund that will ultimately construct the improvements);

-AND-

Monitoring/maintenance of the Industrial Tract SEZ Restoration Project.

- YES NO Is the *undeveloped* parcel located within the man-modified amendment-eligible area? The following parcels have been predetermined to qualify for such an amendment: APNs 32-312-01; 32-313-03, 14, 15, 16, 17, 20, 21, 22, 23, 27, 28, 32, 35, 38, 42, and 43. If so, a complete man-modified amendment application must be *submitted* to TRPA and Lahontan before a request is submitted for the commercial floor area.

2) LAND COVERAGE INCENTIVE

- YES NO Does the project area meet or use less impervious coverage than the base Bailey land coverage limits? If so, skip the rest of this section.

- YES NO Was there no legally existing development on the parcel as of July 1987? If so, maximum land coverage is 70% of that portion of the project area that is located within land capability districts 4-7. (GOAL 2, OBJECTIVE 1, Policy H)
NOTE: *The maximum land coverage is comprised of "base" land coverage (that which is allowed by the Bailey land capability system) and "transferred" land coverage. Any transferred land coverage must be obtained by the property owner, at his or her own cost, pursuant to the transferred land coverage ratios found in Chapter 20 of the TRPA Code. All transfers of land coverage must be from within the Upper Truckee Hydrologic Area. It is the property owner's responsibility to obtain a TRPA land capability verification to determine the amount of land area within capability classes 4-7 that would be eligible to receive transferred land coverage.*

- YES NO Was there legally existing development on the parcel as of July 1987? If so, the maximum land coverage is 50% of that portion of the project area that is located within land capability districts 4-7. (GOAL 2, OBJECTIVE 1, Policy H)
NOTE: *The maximum land coverage is comprised of "base" land coverage (that which is allowed by the Bailey land capability system) and "transferred" land coverage. Any transferred land coverage must be obtained by the property owner, at his or her own cost, pursuant to the transferred land coverage ratios found in Chapter 20 of the TRPA Code. All transfers of land coverage must be from within the Upper Truckee Hydrologic Area. It is the property owner's responsibility to obtain a TRPA land capability and land coverage) verification to determine the amount of land area within capability classes 4-7 that would be eligible to receive transferred land coverage.*

NOTE: *Some of the older uses within the Industrial Tract may have "grandfathered," pre-1972 land coverage of up to 100% of the parcel size. This legally existing coverage (when verified by TRPA) does not change. However, modifications to properties in this category would trigger TRPA requirements for coverage reduction or payment of an excess coverage mitigation fee pursuant to Chapter 20 of the TRPA Code of Ordinances.*

3. AREAWIDE WATER QUALITY TREATMENT INCENTIVE

YES NO Does the property for which the project is proposed gravity drain to the *Industrial Tract Stream Environment Zone Restoration Project*? If so, the project proponent may choose to discharge their run-off to the restoration project for complete treatment under certain circumstances (Goal 2, Objective 1, Policy F). Rather than provide for on-site infiltration of the 20-year, one-hour storm, this option requires the following:

The property owner must contact the City of South Lake Tahoe Public Works Department and submit a plan for water quality testing of their runoff (including what, where, how, initial testing and long-term testing). The cost of testing will vary and will be borne solely by the property owner. City staff will determine whether the water quality of the runoff is acceptable for contribution to the restoration project.

If the City agrees to accept the water to the project for treatment, the property owner shall:

(1) install an on-site sand/oil separator (oil/water separator) and any other initial treatment indicated by sample results for the parcel to provide for initial water quality treatment; and

(2) work with TRPA and/or Lahontan to ensure that the agencies concur that BMPs will be certified as complete and the agency data bases; and

(2) propose a spill prevention control and countermeasure plan that meets the approval of the City Public Works Department, Lahontan, and El Dorado Environmental Management in order to prevent the potential discharge of petroleum products (and other industry chemicals) into the storm drain system in violation of Chapter 5.2 of the *Water Quality Control Plan for the Lahontan Region* (Basin Plan).

The property owner shall agree to deed restrict the property (with the City as a party to the restriction), to provide for long-term water quality monitoring and cleaning out of the sand/oil separator when required for appropriate function. In addition, the property owner shall pay an annual fee to the City to cover the cost of a yearly inspection of the initial treatment mechanism, clean out when required, and long-term monitoring as agreed to in the monitoring plan. Fee shall be paid one year in advance and the City shall deduct only the actual costs from the account. If it is found that the initial treatment device is not functioning, the City shall inform the property owner and allow one week for it to be cleaned out. If this cleanout does not occur, the City shall have it cleaned and the property owner shall pay a fee of double the market rate for the cleaning. If not paid, the fee will be collected through a collection agency.

4) PERMIT PROCESSING INCENTIVE

NOTE: Some projects must be reviewed by both the TRPA and the City of South Lake Tahoe. The incentives below apply only to the City of South Lake Tahoe (Goal 2, Objective 3, Policy D).

YES NO Is the project relocating an existing incompatible use, as defined by one of the following?

- Either the business is found on the list of businesses in Appendix D, or
- The City of South Lake Tahoe determines that the use to be relocated is incompatible with other land uses in the vicinity of its current El Dorado County location, and, by relocating, it would eliminate the possibility of being replaced with an equally incompatible use. Specifically, the use must fit into one of the three incompatible categories described in the CFA incentive, above.

In addition, financial incentives are may be offered on a case-by-case basis after financial impacts to the City are assessed against project benefits to the community in order to reduce the initial cost of project processing and to free up funds to pay for the development of new improvements. The project's proponent is still required to obtain all other necessary permits, including from TRPA. The following incentives may apply:

Project Facilitator. A city planner will be assigned to projects qualifying for incentives to serve as the applicant's primary contact person. This staff member will serve as liaison with other permitting agencies and will facilitate the review and permitting process.

Reduced Fees. Eligible projects proposed that would qualify for this incentive would automatically be entitled to request that their project be eligible to receive a 50% reduction in City planning, environmental processing, and/or building permit fees. In addition, they can request that their be would not be charged a business license fees be waived for the first two years in the new location. Their request would be made to their Project Facilitator, who would work with City staff to determine whether fees should be waived after considering the financial impacts to the City against the project's benefits to the community.

Fee Deferral. A three-year payment schedule for City fees may be agreed upon when requested by a project proponent eligible for incentives. Fees could be deferred subject to recordation of a lien to ensure that all fees would be paid within three years or prior to sale or transfer of the property or business, whichever comes first.

5) SEZ RESTORATION CREDIT INCENTIVE (UP TO 5.46 ACRES)

YES NO Is the project proposed for one of the following parcels: 32-312-01; 32-313-03, 14, 15, 16, 17, 20, 21, 22, 23, 27, 28, 32, 35, 38, 42, 43? (Only these parcels are eligible for this incentive.) Complete this section of this checklist only if the project occurs on one of these parcels.

- If one of the seven undeveloped parcels: In order to complete the man-modified amendment, offsite SEZ restoration at a ratio of 1:1, or contribution to a TRPA mitigation fund at a rate of approximately \$200,000/acre, is required.
- If one of the ten developed parcels: The desirability of completing SEZ restoration credit portion of the man-modified amendment process depends upon the motivation of the landowner. If no structural modifications are proposed, the cost of the amendment process might be an unnecessary expenditure. However, if a structural change is planned, then a cost-benefit analysis of the cost of the SEZ restoration credit versus the cost of excess coverage mitigation fees for the project for a Stream Environment Zone parcel would be in order.

YES NO Does the project relocate a use determined by the City of South Lake Tahoe:
(1) As incompatible with other land uses in the vicinity of its current El Dorado County location; and
(2) By relocating, it would eliminate the possibility of being replaced with an equally incompatible use? Specifically, the use must either be listed in Appendix D of the Community Plan or fit into one of the three incompatible categories described in the CFA incentive, above. (Goal 2, Objective 3, Policy B)

—OR—

YES NO Is the project a new or relocated City of South Lake Tahoe industrially-related public service use or one of the nonconforming public service uses listed in Chapter 6 of the Community Plan? These uses also qualify for this incentive.

_____ Square feet of SEZ restoration credit is needed for a man-modified amendment for this project.

- First come, first served.
- No more credit than needed for the relocating business will be provided.
- Requestor (relocating business) must have site control through ownership or binding agreement with property owner.

Section 3 PROJECT REVIEW

Some special project review considerations are identified for the Community Plan. They are presented here for the convenience of the project proponent.

NOISE

YES NO Does the project have the potential to exceed the noise standard of 65 CNEL? The maximum community noise equivalent level for this Community Plan area is 65.

The following performance standards for the stationary or industrial noise sources or projects will be used to evaluate specific project impacts. Impacts will be measured at the property line of a noise-sensitive receiving use.

<u>Noise Level Descriptor</u>	<u>Daytime (7am-7pm)</u>	<u>Evening/Nighttime (7pm-7am)</u>
Hourly Leq, dB	55	45
Maximum level, dB	75 (single event)	65

Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

Projects determined by TRPA to have the potential to exceed the noise standards shall be required to submit a noise analysis as part of the environmental review process. Noise measurements conducted for noise analyses shall follow TRPA protocols for the CNEL measurements that are described in the 2001 Threshold Evaluation. Projects shall incorporate design features and self-monitoring components (to be determined during the permitting process) to ensure compliance with noise standards. Monitoring results should clearly indicate whether the standards are being met and they shall be provided to the City of South Lake Tahoe and TRPA. If project monitoring demonstrates that standards are consistently being met, the monitoring requirement may be discontinued after one year of data showing no violations. If standards are not being met, adaptations to attenuate the noise must be incorporated into the project and monitoring should continue until one year's worth of results demonstrate no noise violations.

(from Noise Environmental Target)

SOURCE WATER PROTECTION ZONES

NOTE: Source Water Protection Zones were broadly mapped by TRPA in 1999. As such, it is possible that the zone may actually transcend the mapped areas. Consequently, all parcels within the Industrial

Tract may, at TRPA's discretion, be required to comply with Chapter 82 of the TRPA Code even if they are located outside of the mapped area.

- YES NO Is the project located within a TRPA-designated Source Water Protection Zone?
The Source Water Protection Zone for well Number 03231413W11 includes all or portions of the following parcels:
Existing Developed Parcels: APNs 032-314-14, 02, 03, 35, 32, 22 and 032-313-21, 30.
Vacant, Developable Parcels: APNs 032-314-31, 032-313-38
Sensitive Lands Owned by the CTC: 032-313-27, 28

The Source Water Protection Zone for well Number 03231413W12 includes all or portions of the following parcels:
Existing Developed Parcels: APNs 032-314-32, 22, 16, 15, 24, 25, 35; 032-313-30.
Vacant, Developable Parcels: APNs 032-314-31,
Sensitive Lands, CTC-Owned: 032-313-44, 45, 46; 032-314-27, 34, 33, 30

These Source Water Protection Zones provide drinking water from an aquifer by a well with five or more service connections. The protection zone consists of a fixed 600-foot radius circle around a well.

If so, **new project applications** for uses that constitute possible contaminating activities within these zones must make the findings and meet the requirements of Chapter 82 of the TRPA Code in order to be approved. **Existing possible contaminating uses** must submit a spill control plan that meets the TRPA Code requirements. NOTE: Possible contaminating uses are noted on the permissible use matrix found in Section 1 of this document.

SPILL CONTINGENCY PLANS

- YES NO Does the businesses have a fuel tank or use other potentially contaminating materials as part of their operations? If so, a spill contingency plan may be required by TRPA, Lahontan, or County Environmental Management that address how to respond to accidental spills.

The Community Plan (Chapter 4) provides general SPILL RESPONSE PROCEDURES, SPILL REPORTING REQUIREMENTS, and a HAZARDOUS MATERIALS INCIDENT REPORT FORM to either supplement existing or future spill plans for individual properties, or provide basic guidance for those Industrial Tract properties without spill plans in the event of a spill.

STORM WATER POLLUTION PROTECTION PLANS

- YES NO Is a Storm Water Pollution Protection Plan required? If so, TRPA requests the following content:
- I. BMP Design and implementation
 - (a) Site plan with appropriate BMPs delineated
 - (b) Verified Land Capability
 - II. Operational BMP Plan
 - (a) Appropriate uses/delineated uses of area
 - (b) Equipment Staging/Storage Area
 - (c) Hazardous Materials Containment
 - (d) List of potentially contaminating activities
 - III. Spill Contingency Plan
 - (a) Employee training
 - (b) Well-marked, posted steps to take in case of spill

- (c) Appropriate absorbent and containment materials on-site
- (d) Shut-off valve to prevent spill from entering on-site treatment system

IV. BMP Maintenance Plan

- (a) Parking Lots: Quarterly Sweeping
- (b) Quarterly or post-storm stormwater treatment system checks (i.e. clear debris clogging drop inlets)
- (c) Biannual vactoring of system with appropriate disposal of materials
- (d) Other: e.g., vegetation maintenance

V. BMP Monitoring Plan

- (a) Water Quality Monitoring

Discharges to surface water shall not exceed the following standards:

<i>Constituent</i>	<i>Max Concentration</i>
Dissolved Inorganic Nitrogen as N	0.5 mg/l
Dissolved Phosphorus as P	0.1 mg/l
Dissolved Iron as Fe	0.5 mg/l
Grease and Oil	2.0 mg/l
Suspended Sediment	250 mg/l

Discharges to surface water shall not exceed the following standards:

Discharges to groundwater shall not exceed the following standards:

<i>Constituent</i>	<i>Max Concentration</i>
Dissolved Inorganic Nitrogen as N	0.5 mg/l
Dissolved Phosphorus as P	0.1 mg/l
Dissolved Iron as Fe	0.5 mg/l
Grease and Oil	2.0 mg/l
Suspended Sediment	250 mg/l

- (b) Visual effectiveness monitoring

BEST MANAGEMENT PRACTICES

YES NO Is the project a new development, major remodel, or addition? If so, Best Management Practices must be installed for the property at the time the project.

Storm water treatment facilities should be designed to treat at least the volume of the 20-year, one-hour storm from all impervious surfaces on the property. The entire Community Plan area is located within BMP Priority Area #2, which requires implementation of best management practices on all developed properties by 2006. (Goal 2, Objective 1, Policy F)

INDUSTRIAL-STYLE STORAGE CONTAINERS

YES NO Is an industrial-style storage container proposed to be added to an existing developed property? If so, a City of South Lake Tahoe Planning Division minor design review application is required. Installation of a container is considered an "addition" as related to the other requirements of this Community Plan (such as installation of Best Management Practices, etc.)

When used in association with commercial buildings and uses, these containers must have commercial floor area.

Storage containers may be placed only on TRPA-verified existing land coverage or create new land coverage after permitting consistent with the land coverage constraints of the property.

Installation of containers in existing parking lots may not reduce the amount of parking spaces available below that which is required to support the uses on the property (as evidenced either by the project approval or local parking ratios for the use mix). No storage containers shall encroach into a setback area.

Any storage container visible from D Street or Lake Tahoe Boulevard must comply with design review requirements related to prefabricated or factory built buildings or structures. Other containers need not comply with local design standards.

(Goal 1, Objective 1, Policy G)

SIGNS

YES NO Is the project a new or expanded commercial use or a commercial change in operation? If so, signs must be brought into compliance with the Citywide sign ordinance. (Environmental Target #4 – Scenic)

FENCES

YES NO Is a new fence proposed? Modify the City's fence standards to provide for up to five-foot fences within the twenty-foot front yard setback within this Community Plan area only. This deviation from City fence standards is included to provide additional security and screening of industrial uses and it may occur between 10-20 from the frontyard property line. In order to qualify to use this option:

The land area between the front property line and the fence shall be landscaped with native vegetation, including shrubs and trees planted outside of the "clear zone;"

Must provide physical barriers to prevent parking in landscaped/open space areas;

The landscape plan must be reviewed and approved by the City Planning Division;

A "hold harmless agreement" with the City is required;

The property's street address must be posted on the fence.

The fence must otherwise conform to the construction standards required by Chapter 5 of the City Code.

(Goal 1, Objective 1, Policy F)

YES NO Is the project located on a property that backs to Lake Tahoe Boulevard? All existing developed properties (by October 15, 2010) and all new development must be screened along the entire length of the property (unless there is a grandfathered access to Lake Tahoe Boulevard). Screening shall be by means of an eight-foot solid wood fence of the design specified in the Industrial Tract Fence Checklist, Appendix E of the Industrial Tract Community Plan. When built to this standard, no City building permit is required and the City Planning Division Fence permit's fee will be waived. No proof of engineering is required, as the City Engineering Division has approved the specifications.

(Goal 1, Objective 1, Policy E)

ACCESS DRIVES AND PARKING

YES NO New or changed commercial developments should provide limited and clearly defined access drives rather than permitting unrestricted vehicle access along the entire property frontage.

YES NO Review projects for conformance with the Citywide Design and Sign standards and parking requirements. Consider the special parking needs of the site, such as the need for larger parking spaces to support the semi trucks that patronize a certain business or other outside equipment or other storage needs that might use the parking area. Use the City of South Lake Tahoe parking ratios, found in Chapter 5 of the City Code, to provide guidance, but:

- All new construction projects, major remodels, and building additions must submit a technically adequate, project-specific parking analysis (in Section 5-46.B of the City Code (Modification to the Parking Demand Ratios) as part of the project application.
 - All projects resulting in reductions to the parking demand ratios will be subject to obtaining a City of South Lake Tahoe use permit.
 - In approving a project where a parking reduction is proposed, require the applicant's site plan to include a parking design and snow storage that meets the parking ratios, indicating which of these parking spaces will not initially be constructed, as part of the project approval. Ensure that enough land coverage (including the potential for transferred land coverage) is available on-site in the event that the additional designed parking is needed in the future.
 - Condition the project that, if City staff determines the site to be underparked at any time in the future, the second phase of the parking be installed.
- (Goal 1, Objective 1, Policy C)

Section 4 SITE DESIGN

The following section will either refer the applicant to the Citywide Design Standards or provide the Community Plan-specific standards that supplement or replace the Citywide design requirements.

SITE DETERMINANTS

- (1) Standard: *Natural Features*
 Yes / No / NA Refer to Citywide Design Standards and Chapter 71 of the TRPA Code of Ordinances regarding need for protection of 30" DBH trees.
- (2) Standard: *Use of disturbed areas/revegetation*
 Yes / No / NA Refer to Citywide Design Standards.
- (3) Standard: *Screening of service areas*
 Yes / No / NA Citywide Design Standards are **REPLACED** by the following.

Screening requirements for properties located along D Street only:

New construction, major remodels, and any building addition, as well as any new open storage, must screen the nearby residential areas and Lake Tahoe Boulevard from view, noise, and dust. If the environmental documents for these developments indicate that the use will have adverse effects related to view, noise and dust, then the environmental documents must define the appropriate level of screening. Parking and storage within the frontyard setback of D Street is prohibited.

For **undeveloped properties**, installation of a landscaped strip at least twenty feet wide is required, incorporating a sidewalk in the public right of way. This landscaped strip should consider incorporation of a vegetated berm, and must include either a solid wood fence or masonry wall in order to accomplish this visual screening. The heights and dimensions of the berm and fence/wall must *effectively* screen the proposed industrial uses. The parking and building, if not visually part of the industrial use, need not be fully screened. For example, a 20-foot vegetated/bermed setback area may include trees and a fence to only partially buffer the building and parking area for a construction firm, and place a masonry wall behind these developments to fully screen the yard storing materials/heavy equipment from view, noise and dust.

Exception: These requirements will be waived if land is classified as stream environment zone (when SEZ-appropriate landscaping will be required) or if another environmental constraint should discourage or prohibit fill.

For existing developed properties proposing major remodels or additions, the intent of the requirement for undeveloped properties must be addressed within the constraints imposed by existing site development.
(Goal 1, Objective 1, Policy D)

Screening requirements for properties located along Lake Tahoe Boulevard only: All existing developed properties (by October 15, 2010) and all new development must be screened along the entire length of the property (unless there is a grandfathered access to Lake Tahoe Boulevard). Screening shall be by means of an eight-foot solid wood fence of the design specified in the Industrial Tract Fence Checklist, Appendix E of the Industrial Tract Community Plan.
(Goal 1, Objective 1, Policy E)

(4) Standard: ***Pedestrian Circulation***

Yes / No / NA

Citywide Design Standards related to on-site pedestrian circulation are **RETAINED**, while standards for off-site circulation are **REPLACED** by the following:

Sidewalk requirements for properties located along D Street only: Standard asphalt sidewalks (five feet in width) are required for projects located along D Street as part of any new development, major remodel, addition, or change in use to a special use. These sidewalks must be designed and developed so as not to be parked upon.
(Goal 2, Objective 1, Policy D)

There are no sidewalk requirements within the Industrial Tract off of D Street.

(5) Standard: ***Dumpster Enclosure Design Standards***

Yes / No / NA

Citywide Design Standards apply for all dumpsters **visible from Lake Tahoe Boulevard or D Street**. NOTE: Some dumpsters visible from these two streets could be located on Shop Street or Industrial Avenue. These standards do not apply where the dumpster is located such that it is not visible from D Street or Lake Tahoe Boulevard if the dumpster is located outside of the public street right of way.

DESIGNING FOR VIEWS

Yes / No / NA

Citywide Design Standards are **INAPPLICABLE** because this section only refers to additional height areas, and the Industrial Tract is not included.

GRADING & DRAINAGE

(1) Standard: ***Cuts***

Yes / No / NA

Refer to Citywide Design Standards.

Fills

Yes / No / NA

Refer to Citywide Design Standards.

(2) Standard: ***Grading***

Yes / No / NA

Refer to Citywide Design Standards.

(3) Standard: ***Roadway Dimensions***

Yes / No / NA

Refer to Citywide Design Standards. NOTE: In this case, "minimal" shall consider the size/type of vehicle intended to use the roadway and shall be designed appropriately.

- (4) Standard: ***Disruption and revegetation of site***
Yes / No / NA Citywide Design Standards are **SUPPLEMENTED** with the following direction:

Ensure all open space not dedicated to impervious coverage, including revegetated and landscaped areas, is protected from encroachment of industrial uses, snow removal, parking, and other uses that could create soft coverage. Achieve this policy through the installation of bollards, fences, boulders, or other barriers during design review of new construction, major remodel, and addition projects.
(Goal 1, Objective 1, Policy B)

- (5) Standard: ***Slope Contours***
Yes / No / NA Refer to Citywide Design Standards.

- (6) Standard: ***Retaining Walls***
Yes / No / NA Refer to Citywide Design Standards.

- (7) Standard: ***Sediment Basins***
Yes / No / NA Refer to Citywide Design Standards. These standards are **SUPPLEMENTED** with the following additional direction:
If the site cannot accommodate basins as described in the Citywide standard, such as for an existing developed site, an alternative is offered in order to meet water quality requirements. The alternative basin must be fenced and vegetated in order to preclude access for public safety purposes.

SCREENING METHODS

Yes / No / NA Citywide Design Standards are **REPLACED** by the following.

Screening requirements for properties located along D Street only:

New construction, major remodels, and any building addition, as well as any new open storage, must screen the nearby residential areas and Lake Tahoe Boulevard from view, noise, and dust. If the environmental documents for these developments indicate that the use will have adverse effects related to view, noise and dust, then the environmental documents must define the appropriate level of screening.

For **undeveloped properties**, installation of a landscaped strip at least twenty feet wide is required, incorporating a sidewalk in the public right of way. This landscaped strip should consider incorporation of a vegetated berm, and shall include either a solid wood fence or masonry wall in order to accomplish this visual screening. The heights and dimensions of the berm and fence/wall must *effectively* screen the proposed industrial uses. The parking and building, if not visually part of the industrial use, need not be fully screened. For example, a 20-foot vegetated/bermed setback area may include trees and a fence to only partially buffer the building and parking area for a construction firm, and place a masonry wall behind these developments to fully screen the yard storing materials/heavy equipment from view, noise and dust.

Exception: These requirements will be waived if land is classified as stream environment zone (when SEZ-appropriate landscaping will be required) or if another environmental constraint should discourage or prohibit fill.
(Goal 1, Objective 1, Policy D)

Screening requirements for properties located along Lake Tahoe Boulevard only: Screen development adjacent to Lake Tahoe Boulevard, including the retrofit of existing development (whether or not a new project or change in use is proposed). The fence must be constructed along the entire length of the property (unless there is a grandfathered access to Lake Tahoe Boulevard). Screening to the Community Plan standard is required for all developed properties adjacent to the roadway by October 15, 2010. Screening shall be accomplished by means of an eight-foot solid wood fence of the design specified in the Industrial Tract Fence Checklist, *Appendix E* of the Industrial Tract Community Plan.
(Goal 1, Objective 1, Policy E)

Section 5. BUILDING DESIGN

DESIGN

- (1) Standard: ***Building Design Compatible with Environment***
Yes / No / NA Citywide Design Standards are **SUPPLEMENTED** as follows:
No specific architectural style or design theme is required. The community character is industrial, thus design solutions should be compatible with the industrial function of the individual use which is being constructed.
- (2) Standard: ***Screening of All Mechanical Equipment***
Yes / No / NA Citywide Design Standards are **MODIFIED** as follows:
The architectural design of a project shall include elements that provide a positive visual screen of all mechanical equipment **visible from D Street or Lake Tahoe Boulevard only**. Mechanical equipment includes, but is not limited to, utility hardware on the roof, building or the ground; refuse containers, satellite receiving dishes; communication equipment, electrical transformer boxes, and the like.
- (3) Standard: ***Roof Treatment***
Yes / No / NA Refer to Citywide Design Standards and Chapter 22 of the TRPA Code of Ordinances.
- (4) Standard: ***Roofing Material***
Yes / No / NA Refer to Citywide Design Standards.
- (5) Standard: ***Scale and Massing of Structures***
Yes / No / NA This Citywide standard is rendered **INAPPLICABLE** to the Industrial Tract. The Community Plan has screening requirements for uses visible from Lake Tahoe Boulevard and D Street; within the tract, industrial uses are permitted to dominate.
- (6) Standard: ***Building Materials & Color***
Yes / No / NA Citywide Design Standards are **REPLACED** by the following.
Building materials must be appropriate to the area's industrial uses. Exterior building colors should be compatible with the surrounding environment and not compete with surrounding elements for attention. Specifically, the building color should not become de facto "signing" for the site. Building colors shall be earth-toned in darker shades. Primary or other bright colors should be used sparingly as accents, such as on trim.
- (7) Standard: **Interior Spaces exposed to public view on Hwys 50 & 89 & Lake Tahoe Blvd.**

Yes / No / NA

This Citywide standard is rendered **INAPPLICABLE** to the Industrial Tract, where industrial activities are appropriate for the area.

BUILDING & STRUCTURE HEIGHTS

(1) Standard: Citywide Design Standards are **MODIFIED** by the following.

Yes / No / NA Design of structures shall be compatible with its environment.

Based on the review process, buildings and structures shall be evaluated based on the impact the structure has on scenic backdrop as seen from the Lake Tahoe Boulevard and D Street.

HISTORIC STRUCTURES & SITES

Yes / No / NA Refer to Citywide Design Standards.

Section 6. SETBACKS OF BUILDINGS AND STRUCTURES

(1) Standard: *Setbacks of buildings or structures*

Yes / No / NA Refer to Citywide Design Standards.

(2) Standard: *SEZ Setbacks*

Yes / No / NA Refer to Citywide Design Standards.

(3) Standard: *Other setbacks*

Yes / No / NA Refer to Citywide Design Standards.

Section 7. PEDESTRIAN CIRCULATION

(1) Standard: *Pedestrian Circulation*

Yes / No / NA Citywide Design Standards are **REPLACED** by the following.

Sidewalk requirements for properties located along D Street only:
Standard sidewalks (five feet in width if against the curb; four feet if separated from the curb) are required along D Street as part of any new development or major remodel/addition. These sidewalks must be designed and developed so as not to be parked upon.
(Goal 2, Objective 1, Policy D)

Section 8. SNOW STORAGE

NOTE: The TRPA Code of Ordinances prohibits snow storage and infiltration within Stream Environment Zones unless there is no other land ability district present

(1) Standard: *Snow storage areas*

Yes / No / NA Refer to Citywide Design Standards.

(2) Standard: *Snow storage infiltration*

Yes / No / NA Refer to Citywide Design Standards.

Section 6. LANDSCAPING

(1) Standard: *Landscape Plan*

Citywide Design Standards are **SUPPLEMENTED** by the following.

- Yes / No / NA **a. Protection:** Ensure that landscaped areas and open space are protected from encroachment of industrial uses, snow storage, parking, and other uses that could create soft coverage through the installation of bollards, fences, boulders, or other barriers. Required during design review of new construction, major remodel, and addition projects.
(Goal 1, Objective 1, Policy B)
- Yes / No / NA **b. SEZ:** If landscaping is placed in areas mapped as SEZ, SEZ-appropriate native species only are required. No irrigated turf may be used and no fill may be placed. No fertilizer may be used in SEZs.
(Scenic Environmental Target)
- Yes / No / NA **c. Placement:** Landscape treatments should be encouraged for all properties as a means of softening building contours, mitigating building scale and to break up impervious coverage and reduce the amount of paved or dirt areas.
(Scenic Environmental Target)
- Yes / No / NA **d. D Street:** Buffer walls and/or fences with landscape plantings where they front D Street.
(Scenic Environmental Target)

(2) Standard: ***Species***

Yes / No / NA

Citywide Design Standards are **SUPPLEMENTED** as follows:

Native, drought resistant landscaping with low fertilizer requirements is required within the Community Plan area.
(Goal 1, Objective 1, Policy B)

(3) Standard: ***Minimum Plant sizes and spacing for projects***

Yes / No / NA

Refer to Citywide Design Standards for trees. For shrubs and groundcovers, the standards are **REPLACED** as follows:

Yes / No / NA

In general, shrubs shall be a minimum of one gallon pot size, although native plantings can be supplemented by super cells.

Yes / No / NA

Groundcovers shall be a minimum of "six pack" size and planted to the recommended spacing specifications for the species.

(4) Standard: ***US 50 Landscape Concept***

Yes / No / NA

Citywide Design Standards are **INAPPLICABLE** because the Industrial Tract is not located along Highway 50.

(5) Standard: ***Obstruction of views***

Yes / No / NA

Refer to Citywide Design Standards.

(6) Standard: ***Landscaped Setbacks***

Yes / No / NA

Refer to Citywide Design Standards.

(7) Standard: ***Irrigation:***

Yes / No / NA

Citywide Design Standards are **SUPPLEMENTED** as follows:
When native plants are used for the landscape treatment, permanent irrigation may not be required depending upon the appropriateness of the species for the site.

Section 7. EXTERIOR LIGHTING

Yes / No / NA

Refer to Citywide Design Standards.

Section 8. WATER CONSERVATION

- (1) Standard: ***Water conservation devices***
Yes / No / NA Refer to Citywide Design Standards
- (2) Standard: ***Irrigation systems***
Yes / No / NA Refer to Citywide Design Standards

Section 9. STREET RIGHT-OF-WAY IMPROVEMENTS

- (1) Standard: ***New road construction projects***
Yes / No / NA Refer to Citywide Design Standards **AS MODIFIED**. Specifically, sidewalk improvements are required on both sides of D Street for all development projects, major remodels, or additions as described in *Site Determinates – Pedestrian Circulation section*.
- (2) Standard: ***Road Fixtures***
Yes / No / NA Refer to Citywide Design Standards
- (3) Standard: ***Color of Road fixtures***
Yes / No / NA Refer to Citywide Design Standards
- (4) Standard: ***Signal poles and their ancillary equipment and sign structures***
Yes / No / NA Refer to Citywide Design Standards
- (5) Standard: ***Retaining walls and other erosion control devices***
Yes / No / NA Refer to Citywide Design Standards
- (6) Standard: ***Street improvements required***
Yes / No / NA Citywide Design Standards are **INAPPLICABLE**, with the exception of sidewalk improvements along D Street as described in *Site Determinates – Pedestrian Circulation section*, because the Industrial already has areawide BMPs in place.

(end, Industrial Tract Design Review Checklist)

APPENDIX D

PAS	Name of Business	Address	Nature of Non-Conformity Refer to Goal 2, Objective 3, Policy A of Community Plan	Owner	Parcel #	Use Classification
S/SR CP District 2B	Bonanza Produce Co.	3717 Osgood	Category 3	Burrows, John	27-072-231	Food and Kindred Products
99	U-Store-It Security	3100 Nevada Avenue	Category 3	Jars Linen Inc	26-078-171	Warehousing
99	Kosmidis Storage	847 Tallac Avenue	Category 3	Kosmidis, Steve	26-075-191	Warehousing
100	Tahoe Keys Corporation Yard	Unpaved road off of Tahoe Keys Blvd.	Category 1	CTC (owner) Tahoe Keys Property Owners Association (leasee)		Storage Yard
103	Meeks Lumber	2763 Lake Tahoe Blvd	Category 1 or 2	Cha Dor Realty	26-231-111	Building Materials and Hardware
103	Lily's Tire Service	2635 Lake Tahoe Blvd	Category 2	Lilly, Peter	31-258-061	Auto Repair/Service
103	Lake Tahoe Glass	2621 Lake Tahoe Blvd	Category 2	Moss, Alan	31-258-181	Building Materials and Hardware
104 SA 1	Pacific Bell	2633 Sussex	Category 3	Pacific Telephone & Telegraph	31-255-171	Public Utility Centers
103	United Rentals	2724 Lake Tahoe Blvd.	Category 2 or 3	Meiring, Jack	31-091-051	Industrial Services
110	South Tahoe Block Co.	2112 Lake Tahoe Blvd.	Category 2 or 3	Tiong, Charles Hung Ong	23-231-181	Building Materials and Hardware
110	Kent's Tire Center	2104 Lake Tahoe Blvd.	Category 2 or 3	Borge, Tim	23-231-191	Auto Repair/Service
112	(Unnamed) Corporation Yard	772 Glorene Avenue	Category 3	Uphold, John	23-341-171	Storage Yards
110	A-1 Glass Service	1963 Tucker Avenue	Category 1	Chavaria, John	23-522-061	Building Materials and Hardware
110	Runnels Automotive	986 Emerald Bay Road	Category 2 or 3	Runnels, John	23-523-02, 10	Auto Repair/Service
110 (SA 1)	South Side Auto Body	2132 Dunlap	Category 1	South Tahoe Refuse Company	23-311-461	Auto Repair/Service
110 (SA 1)	Olsen Paving and Seal Coating	950 Eloise	Category 1	Dunn, Roland	23-191-231	Contract Construction
110 (SA 1)	Sierra Pacific Power South Tahoe Warehouse	2129 Dunlap	Category 1	Sierra Pacific Power Company	23-301-071	Secondary Storage
110 (SA 1)	South Tahoe Plumbing Supply	2193 Eloise	Category 1	Solley, Billy	23-211-031	Wholesale and Distribution
110 (SA 1)	Clark Sheet Metal	2178 Eloise	Category 1	Brunald, Robert	23-211-321	Wholesale and Distribution
110 (SA 1)	Sierra Pacific Power Company	933 Eloise	Category 1	Sierra Pacific Power Co.	23-291-121 & 23-301-111	Professional Offices
110 (SA 1)	Myers Marine General Marine	2140 Dunlap	Category 1	Hassett, Robert	23-311-401	Warehousing
110 (SA 1)	Service Power & Sail	2227 Eloise	Category 1	Cefalu, John N	23-211-051	Storage Yard
111 (SA 2)	U-Store-It	2031 West Way	Category 3	Lukins, Melvin	23-111-32	Storage Yard
111 (SA 2)	Lukins Brothers Water Co.	843 Hazel Drive	Category 1	Lukins Brother Water Co.	23-655-181	Storage Yard
11, 118	Sierra Tahoe Ready Mix	1526 Highway 50	Category 1 or 2	Wallace, Don	32-100-10, 32-181-02 & 03	Batch Plant
Bijou/Al Tahoe CP District 4	El Dorado County Vector Control	1170 Rufus Allen Boulevard	Category 3	County of El Dorado	26-050-031	Government Office
Bijou/Al Tahoe CP District 4	Rufus Allen Corporation Yard	1160 Rufus Allen Boulevard	Category 3	South Lake Tahoe City	26-050-041	Local Public Health and Safety Facilities

**SPECIFIC CONSTRUCTION STANDARDS FOR INDUSTRIAL TRACT PROPERTIES
ADJACENT TO D STREET:**

This standard applies to new construction, major remodels, and any building addition to existing uses, as well as any new open storage on properties within the Industrial Tract that are adjacent to D Street. The goal of this standard is to screen the nearby residential areas from view, noise, and dust.

Installation of a landscaped strip at least twenty feet wide, incorporating a sidewalk and, preferably, a vegetated berm, as well as either a solid wood fence or masonry wall must be used along D Street to accomplish visual screening. The heights and dimensions of the berm and fence/wall must effectively screen the proposed industrial uses from view and noise. The parking and building, if not visually part of the industrial use, need not be fully screened. For example, a 20-foot vegetated/bermed setback area may partially buffer the building and employee parking area for a construction firm, with a masonry wall placed behind these developments to screen the yard storing materials and heavy equipment from view.

**SPECIFIC CONSTRUCTION STANDARDS FOR INDUSTRIAL TRACT PROPERTIES
BACKING TO LAKE TAHOE BOULEVARD:**

This standard applies to all properties backing to Lake Tahoe Boulevard. Fence improvements must be installed on all properties by the end of the 2010-building season. When built to this standard, no City building permit is required and the City Planning Division's Fence Permit fee will be waived. No proof of engineering is required, as the City Engineering Division has approved the specifications.

- Material shall be of 1x6 dog-eared cedar
- Wooden fence posts shall be 6x6 Douglas fir, #1 or better, pressure treated with Ammoniacal Cooper Zinc Asernate (ACZA) at 0.40 PCF retention.
- Fence postholes shall be a minimum of 12 inches in diameter and 36 inches deep.
- The lower 3" of the posthole shall be filled with 3" of gravel or crushed stone.
- Postholes shall be filled with concrete after installation of the post.
- Fence specifications: eight feet high with six feet between posts. Incorporate three 2x6 cross rails that run horizontally along the length of the fence. The first is eight inches up from ground level, the second is eight inches down from the top of the fence, and the third is in the middle of the other two. Cross rails shall be attached to posts with 2-16d galvanized box nails at each end, using metal hangers to give additional support. All fence boards shall be attached with 2-8d galvanized nails at each end and at the cross rails.
- The fence shall have no setback from the rear property line.
- Fence boards must be applied to the Lake Tahoe Boulevard side of the fence.
- Fence boards must be finished with a clear finish.

- FENCE MAINTENANCE:** All fences and any required landscaping must be properly maintained so as not to present a safety hazard, nuisance or blight.

(end)