

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 ***