

Community Design

TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
<p>CD-1 Community Character: communities of the Lake Tahoe basin are planned and designed with aesthetic characteristics that respect the local natural systems. Lake Tahoe's built environment is diverse yet appropriate in scale and style. It helps foster the identity of individual communities and a sense of place.</p>	<p>CD-1 Community Character: Communities of the Lake Tahoe basin must be planned to achieve the desired goals of meeting thresholds in conjunction with aesthetic characteristics that respect the local natural systems and individual communities character fostering the identity of individual communities and a sense of place.</p>	<p>CD-1.1 Require that height, bulk, texture, form, materials, colors, lighting, signing and other design elements of new, remodeled and redeveloped building be compatible with the natural, scenic, and recreational values of the region. (Alternative 2)</p>	<p>Require that height, bulk, texture, form, floor area ratios, materials, massing, tree removal and retention, colors, lighting, signing and other design elements of new, remodeled and redeveloped building be compatible with the natural, scenic, and recreational values of the region based on scientific and quantifiable data and analysis and as identified in the individual plan area statements and Community Plans.</p>	<p>CD.IMP-2 Amend Chapter 30, Design Standards to add location standards and design standards for telecommunication towers. CD.IMP-4 Amend Chapter 22, Height to permit additional height with special findings within Transect Districts designated as Town Centers, Tourist Centers, and Neighborhood General. CD.IMP-5 Amend Chapter 22, Height to redefine how height is measured on steep slopes to promote the stair-stepping of structures. CD.IMP-6 Amend Chapter 26, Signs to permit the use of Changeable Message Signs (CMS) by State DOTs along designated scenic highway corridors and within Transect Districts designated at Tourist Core if all community design and scenic impacts are fully mitigated.</p> <p>Change made during stakeholder process: CD.IMP-7 Amend Chapter 30, Design Standards to designate rock outcrops, sand dunes, cliffs, and unique land forms as protected scenic resources.</p> <p>CD.IMP-7: <i>Amend Chapter 30, Design Standards, to preserve, retain, and incorporate into site design existing natural features such as rock outcrops, sand dunes, cliffs, and unique land forms.</i></p> <p>(Land Use Factsheet: Appendix, 21)</p> <p>CD.IMP-8 Amend Chapter 30, Design Standards to require cutoff shields for exterior lights. CD.IMP-12 Amend Chapter 30, Design Standards to require the co-location and consolidation of private and public signs along the scenic highway corridors.</p> <p>(Alternative 2)</p>	<p>IMP – No more than two stories in any community except additional height may be allowed in South Stateline (3 to 4 stories, (3 stories)).</p> <p>IMP – Stair stepping will be allowed, but the way height is measured will not be defined in comparison with current standards.</p> <p>CD.IMP-7: Amend Chapter 30, Design Standards, to preserve, retain, and incorporate into site design existing natural features such as rock outcrops, sand dunes, cliffs, and unique land forms. <i>Design standards to designate geologic features such as rock outcrops, sand dunes, unique landforms, and cliffs to be protected resources.</i></p>
<p>CD-1 Community Character: communities of the Lake Tahoe basin are planned and designed with aesthetic characteristics that respect the local natural systems. Lake Tahoe's built</p>		<p>CD-1.1 Require that height, bulk, texture, form, materials, colors, lighting, signing and other design elements of new, remodeled and redeveloped building be compatible with the natural, scenic, and recreational values of the region.</p>	<p>Require that height, bulk, texture, floor area ratios, form, materials, massing, tree removal and retention, colors, lighting, signing and other design elements of new, remodeled and redeveloped building be compatible with the natural, scenic, and recreational values of the region based on scientific and quantifiable data and analysis and as identified in the</p>	<p>CD.IMP-9 Amend Chapter 22, Height to permit additional height with special findings within Transect Districts designated as Town Centers and Tourist Centers. Additional height would only be provided as an incentive when combined with a transfer of existing development at a 1:1 ratio. CD.IMP-10 Amend Chapter 20, Coverage Standards to prohibit the conversion of soft coverage to hard coverage for the purpose of constructing a structure. CD.IMP-11 Amend Chapter 30, Design Standards to permit the conversion of</p>	<p>IMP – No more than two stories in any community except additional height may be allowed in South Stateline (3 to 4 stories, North Stateline (3 stories)).</p> <p>Chapter 30, Design Standards to permit the conversion of uses based on floor area rather than unit of use.</p>

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environment is diverse yet appropriate in scale and style. it helps foster the identify of individual communitis and a sense of place.		(Alternative 4)	individual plan area statements and Community Plans.	uses based on floor area rather than unit of use. (Alternative 4)	
CD-1 Community Character: communities of the Lake Tahoe basin are planned an designed with aesthetic charcteristics that respect the local natural systems. Lake Tahoe's built environment is diverse yet appropriate in scale and style. it helps foster the identify of individual communitis and a sense of place.		CD-1.2 Achieve the desired community character through aesthetic compatibility of land uses and the implementation of design standards that maintain a high quality built environment.	Achieve the desired Community Character by building within the natural setting of area, to be compatible with the surroundings, and preservation of scenic views and natural resources. (Previously submitted to TRPA)	This new policy acts to support regulation to maintain appropriate design standards according to land use types and to foster high quality design in the built environment while enhancing the basin's community character.	Height, bulk, texture, form, colors, natural features, view sheds, massing, cubic volume, floor area ratio, setbacks, offsets, BMPs, vegetation preservation, consistent with surrounding land uses to be defined in code and used as criteria for new project development.
CD-2 Scenic Preservation and Enhance: preserve and enhance the natural features and qualities of the region, provide public access to scenic views, and enhance the quality of the built environment.		CD-2.1 Scenic quality ratings maintain or improve the scenic quality ratings established by the environmental thresholds.		Existing implementation measures	Lakefront development (commercial, tourist or mixed use projects) must provide views to the lake based on linear size of parcel. Minimum standard for view is 20%
CD-2 Scenic Preservation and Enhance: preserve and enhance the natural features and qualities of the region, provide public access to scenic views, and		CD-2.2 Scenic restoration programs implement scenic quality improvement program incentives and recommendations in those areas designated in need of scenic restoration to achieve the recommended rating.		Existing implementation measures	

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enhance the quality of the built environment.					
CD-2 Scenic Preservation and Enhance: preserve and enhance the natural features and qualities of the region, provide public access to scenic views, and enhance the quality of the built environment.		CD-2.3 Scenic quality improvement program implement recommendations outlined in the scenic quality improvement program for any development proposed in areas targeted for scenic restoration as a part of project approval.		Existing implementation measures	
CD-2 Scenic Preservation and Enhance: preserve and enhance the natural features and qualities of the region, provide public access to scenic views, and enhance the quality of the built environment.		CD-2.4 Community plan scenic quality: implement the scenic and community design recommendations outlined in the threshold environmental targets for any development proposed in adopted community plan areas.	Require that height, bulk, texture, floor area ratios, form, materials, massing, tree removal and retention, colors, lighting, signing and other design elements of new, remodeled and redeveloped building be compatible with the natural, scenic, and recreational values of the region based on scientific and quantifiable data and analysis and as identified in the individual plan area statements and Community Plans.	Existing implementation measures	Lakefront development (commercial, tourist or mixed use projects) must provide views to the lake based on linear size of parcel. Minimum standard for view is 20%
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character,		CD-3.1 Regional design review will include the following to be used in evaluating projects throughout the region. This review may entail additional requirements or special requirements not listed below.		Existing implementation measures	

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compatibility of land uses, and coordinated project review.					
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.A Site Design: All new development and redevelopment will consider site design which includes, at a minimum:	CD-3.1.A Site Design: All new development and redevelopment will consider site design which includes, at a minimum Analysis of height, bulk, texture, floor area ratios, form, materials, massing, tree removal and retention, colors, lighting, signing and other design elements in context with surrounding uses and goals of individual community plans and PAS.	Existing implementation measures	
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.A.(1) Preserve, retain, and incorporate into the site design all existing natural features such as rock outcrops, sand dunes, cliffs, and unique land forms.		CD.IMP-7	<i>Design standards to designate geologic features such as rock outcrops, sand dunes, unique landforms, and cliffs to be protected resources.</i>

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<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.A.(2) Design and site buildings to be compatible with adjacent properties and consideration of solar exposure, views, climate, noise, safety, fire protection, and privacy.</p>		<p>Existing implementation measures</p>	<p>Inventory of adjoining buildings based on height, massing, cubic volume, and other design considerations to ensure compatibility with new design.</p>
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.A.(3) Design site plans to planning to include a drainage, infiltration, and grading plan meeting BMP standards.</p>		<p>Existing implementation measures</p>	<p>Grading to be limited to building and road footprint only.</p>
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community</p>	<p>As part of Regional building and community design the following criteria should be considered: Analysis of height, bulk, texture, floor area ratios, form, materials, massing, tree removal and retention, colors,</p>	<p>CD-3.1.A.(4) Design access, parking, and circulation to be logical, safe, and meet the requirements of the transportation element.</p>		<p>Existing implementation measures</p>	<p>Design guidelines should be adopted by local jurisdictions in coordination with TRPA</p>

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<p>character, compatibility of land uses, and coordinated project review.</p>	<p>lighting, signing and other design elements in context with surrounding uses and goals of individual community plans and PAS</p>				
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.B Building Height, Bulk and Scale: Standards will be adopted to provide for attractive and compatible development. The following will be considered:</p>		<p>Existing implementation measures</p>	<p>Existing height ordinance with No special height districts allowed.</p>
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.B.(1) Additional height over base-allowed will be provided for unique situations such as lighting towers, ski towers, steep sites, redevelopment projects, tourist accommodation facilities, multi-family facilities, and for areas designated as special height districts or pedestrian transit oriented development districts.</p>	<p>Additional height will be allowed over the two story limit in certain places in exchange for the removal of structures from sensitive parcels.</p>	<p>CD.IMP-4</p>	<p>IMP – No more than two stories in any community except additional height may be allowed in South Stateline (3 to 4 stories, (3 stories).</p>

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<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.B.(2) Building height limits will be established prevent buildings from projecting above the forest canopy, ridge lines, or otherwise detracting from the viewshed.</p>		<p>Existing implementation measures</p>	<p>Existing height ordinance without any special height districts</p>
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.B.(3) Buffer requirements will be established for noise, snow removal, aesthetic, and environmental purposes.</p>		<p>Existing implementation measures</p>	
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community</p>		<p>CD-3.1.B.(4) The scale, bulk, and massing of structures should be consistent with surrounding uses.</p>	<p>Refer to comments above for scientific and quantifiable design standards.</p>	<p>Existing implementation measures</p>	

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CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.B.(5) Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.	Mandatory viewsheds for all new redevelopment projects on the Lake regardless of existing (or lack of) views due to man made or other appurtances.. Establish a linear viewshed requirement based on project findings.	Existing implementation measures	20% minimum standard for viewsheds from scenic corridors
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.B.(5) Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.		Existing implementation measures	

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<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.C No changes proposed.</p>		<p>Existing implementation measures</p>	
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.C.(1) No changes proposed.</p>		<p>Existing implementation measures</p>	
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community</p>		<p>CD-3.1.C.(2) Landscaping should be used to screen parking and to alleviate large expanses of parking space.</p>	<p>Landscaping to be used to screen parking, buildings, pools, and other site amenities rather than fences unless required by code. Any fences visible from scenic corridors should be articulated and landscaped. Landscape berms preferable treatment.</p>	<p>Existing implementation measures</p>	

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character, compatibility of land uses, and coordinated project review.					
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.C.(3) Landscaping should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture.		Existing implementation measures	
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.C.(4) Landscaping shall be consistent with defensible space criteria.		CD.IMP-1	

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<p>CD-4 Dark Sky views of the night sky from the naturally appearing areas of the basin are conducive to star gazing. light emanating from the built environment is carefully controlled to ensure safety and security without encroaching on the regional dark sky.</p>		<p>Moved to Goal CD-4, Dark Sky below.</p>		<p>See Goal Cd-4. Dark Sky</p>	
<p>CD-4 Dark Sky views of the night sky from the naturally appearing areas of the basin are conducive to star gazing. light emanating from the built environment is carefully controlled to ensure safety and security without encroaching on the regional dark sky.</p>		<p>Moved to Goal CD-4, Dark Sky below.</p>		<p>See Goal Cd-4. Dark Sky</p>	
<p>CD-4 Dark Sky views of the night sky from the naturally appearing areas of the basin are conducive to star gazing. light emanating from the built environment is carefully controlled to ensure safety and security without encroaching on the regional dark sky.</p>		<p>Moved to Goal CD-4, Dark Sky below.</p>		<p>See Goal Cd-4. Dark Sky</p>	

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<p>CD-4 Dark Sky views of the night sky from the naturally appearing areas of the basin are conducive to star gazing. light emanating from the built environment is carefully controlled to ensure safety and security without encroaching on the regional dark sky.</p>		<p>Moved to Goal CD-4, Dark Sky below.</p>		<p>See Goal Cd-4. Dark Sky</p>	
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.D Signing: In determining sign design, the following should be considered: (Policy sentence incomplete in Matrix)</p>		<p>Existing implementation measures</p>	
<p>CD-2 Scenic Preservation and Enhance: preserve and enhance the natural features and qualities of the region, provide public access to scenic views, and enhance the quality of the built environment.</p>		<p>Existing: CD2.1.E.(1) Off premise signs are prohibited. Alt 2: No amendments proposed.</p>		<p>Existing implementation measures</p>	

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CD-2 Scenic Preservation and Enhance: preserve and enhance the natural features and qualities of the region, provide public access to scenic views, and enhance the quality of the built environment.		Existing: CD2.1.E.(2) Signs should be incorporated into building design. Alt 2: No amendments proposed.		Existing implementation measures	
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.D.(3) When possible, private, public and highway signs should be consolidated into clusters to avoid clutter.		CD.IMP-12	
CD-2 Scenic Preservation and Enhance: preserve and enhance the natural features and qualities of the region, provide public access to scenic views, and enhance the quality of the built environment.		Existing: CD2.1.E.(4) Signage should be attached to buildings when possible. Alt 2: No amendments proposed.		Existing implementation measures	

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<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.D.(5) Standards for height, lighting, and square footage for on premise signs shall be formulated and will be consistent with the land uses permitted in each district.</p>		<p>Existing implementation measures</p>	
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.D.(6) Prohibit the use of signage that employs lights that blink, flash, or change intensity.</p>		<p>Existing implementation measures</p>	
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community</p>		<p>CD-3.1.D.(7) Prohibit the use of Changeable Message Signs, except for use to convey public health and safety information, by the State's Department of Transportation and within the Stateline and North Stateline Community Plan Areas.</p>		<p>CD.IMP-6</p>	

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character, compatibility of land uses, and coordinated project review.					
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.D.(6) Landscaping should be incorporated into all free standing signs.		Existing implementation measures	
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.E Telecommunication Towers: The following should be considered with respect to locating telecommunication towers in the Tahoe Basin:		CD.IMP-2	

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<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.E.(1) Telecommunications towers should be sited in a manner that results in it not being visually evident from Lake Tahoe, designated scenic corridors and scenic resources, from public recreation areas and designated bicycle trails.</p>		<p>CD.IMP-2</p>	
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.1.E.(2) Telecommunication towers should be sited in a manner that does not result in lake and ridgeline view blockage.</p>		<p>CD.IMP-2</p>	
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community</p>		<p>CD-3.1.E.(3) The height of telecommunication towers should be the minimum necessary to properly function and there is no feasible alternative requiring less height.</p>		<p>This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.</p>	

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CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		CD-3.1.E.(4) When possible all efforts should be made to co-locate telecommunication devices on existing towers.	CD-3.1.E.(4) When possible all efforts should be made to co-locate telecommunication devices will be co-located on existing towers.	CD.IMP-2	
CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.		Policy CD-3.1.E.(5) Telecommunications towers should be constructed of materials that are of non-glare finish and earth tone colors that minimize reflectivity		CD.IMP-2	Cell towers should be the pole type that mimic natural trees.

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<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>Policy CD-3.1.E.(6) When appropriate telecommunication towers should be constructed as a monopole and designed to mimic trees, colors and materials that are found in the surrounding natural environment.</p> <p>Changed during stakeholder process to:</p> <p><i>Telecommunication towers must be constructed as a monopoles and that are designed to blend in with their surroundings. They may be designed to mimic trees, colors, and materials that are found in the surrounding natural environment when appropriate. (Land Use Factsheet, page Appendix-21)</i></p>		<p>CD.IMP-2</p>	
<p>CD-3 Implement Regional building and community design: regional building and community design criteria shall be established to ensure attainment of the scenic thresholds, maintenance of desired community character, compatibility of land uses, and coordinated project review.</p>		<p>CD-3.2 Local jurisdictions are encouraged to adopt design guidelines and standards consistent with the regional plan.</p>		<p>Existing implementation measures</p>	

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CD-2 Scenic Preservation and Enhance: preserve and enhance the natural features and qualities of the region, provide public access to scenic views, and enhance the quality of the built environment.		CD2.1.D Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be considered.		Existing implementation measures	
			Night sky views in the Basin will be improved and protected.		ADD IMP: IMP – Scenic/CD: TRPA will adopt and enforce the Mammoth Lakes, CA Lighting and signage ordinances in existence in 2010.
CD-4 Dark Sky views of the night sky from the naturally appearing areas of the basin are conducive to star gazing. Light emanating from the built environment is carefully controlled to ensure safety and security without encroaching on the regional dark sky.		CD-4.1 Exterior lighting should be minimized with an emphasis on safety and should be consistent with the architectural design.		Existing implementation measures	
CD-4 Dark Sky views of the night sky from the naturally appearing areas of the basin are conducive to star gazing. Light emanating from the built environment is carefully controlled to ensure safety and security without encroaching on the		CD-4.2 Overall light levels should be compatible with the land use type and neighborhood light levels. Emphasis should be placed on a few, well placed, low intensity, down casting lights.	CD-4.2 Overall light levels should be compatible with the land use type and desired neighborhood light levels. Emphasis should be placed on a few, well placed, low intensity, down casting lights.	Existing implementation measures	Add: IMP – Scenic/CD: Where communities desire improved Night Sky views when compared to existing (2010) conditions, TRPA will work with local jurisdictions to enforce lighting requirements for existing structures, streets, and other areas with exterior lighting. Add: IMP – Scenic/CD: All new projects must fully mitigate impacts to Night Sky through use of appropriate lighting and other measures as needed.

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regional dark sky.					
CD-4 Dark Sky views of the night sky from the naturally appearing areas of the basin are conducive to star gazing. light emanating from the built environment is carefully controlled to ensure safety and security without encroaching on the regional dark sky.		CD-4.3 Minimize stray light and unnecessary lighting by implementing designs standards for lighting according to land use type and transect district.	CD-4.3 Minimize stray light and unnecessary lighting by implementing designs standards for lighting according to land use type and transect district.	CD.IMP-8 Existing implementation measures	
CD-4 Dark Sky views of the night sky from the naturally appearing areas of the basin are conducive to star gazing. light emanating from the built environment is carefully controlled to ensure safety and security without encroaching on the regional dark sky.		CD-4.4 All lights shall have cut-off shields on light fixtures.	CD-4.4 All lights shall have cut-off shields on light fixtures. Cutoff shields shall prevent light from radiating up into the night sky and shall prevent light trespass (when the light from a fixture on one property falls onto another property).	CD.IMP-8 Existing implementation measures	
CD-4 Dark Sky views of the night sky from the naturally appearing areas of the basin are conducive to star gazing. light emanating from the built environment is carefully controlled to ensure safety and		CD-4.5 Prohibit the use of lights that blink, flash, or change intensity.		Existing implementation measures	

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security without encroaching on the regional dark sky.					
			Community design to take into consideration safe paths for walking, bike trails, and community parking lots/parking management plans.		
			Ensure that defensible space requirements are written to ensure that property owners are not pushing the limits of defensible space in order improve views or clear sites.		

*Alternative 4 policy statements were prepared with the best publically available information from the TRPA and some of the information may be out-of-date. Additionally, according to TRPA staff, some details are lacking in Alternative 4 that may have been fully developed in Alternative 2.

**Similar to any RPU alternative, the Conservation Alternative needs to be subjected to the same rigorous environmental analysis to determine if its policies and implementation measures are sufficient for ETCC achievement and maintenance.

Italics identify policy or implementation that were revised as part of the Milestone process – it is unclear from the documents provided if the changes are in reference to Alt 2 or both Alt 2 and Alt 4.

The Conservation Alternative Policies and Implementation Measures and related code amendments must strengthen and implement restriction without variance procedures, exemptions, exceptions and will require enforcement in a timely manner.