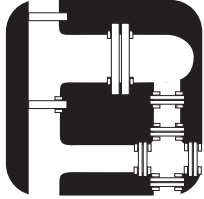


CHAPTER VI

PUBLIC SERVICES AND FACILITIES ELEMENT



Existing residential, tourist, commercial, and other development in the Tahoe Region requires supporting infrastructure including water, sewer, and public health and safety programs. Additional development permitted under this Plan creates the need for additional services. The Regional Plan must provide for an adequate level of public services and facilities consistent with the environmental thresholds and the other elements of the Plan.

Under Article (V)(C)(1) of the Tahoe Regional Planning Compact, the Regional Plan must establish the location and scale, and means of providing the necessary services and public facilities.

GOAL PS-1

PUBLIC SERVICES AND FACILITIES SHOULD BE ALLOWED TO UPGRADE AND EXPAND TO SUPPORT EXISTING AND NEW DEVELOPMENT CONSISTENT WITH THE REGIONAL PLAN.

The intent of the Regional Plan is neither to stimulate nor to hinder development through the provision of public services and facilities. Rather, the Plan attempts to provide for supportive public services and facilities consistent with the development anticipated under the Plan.

POLICIES

PS-1.1. PUBLIC SERVICES AND FACILITIES SHOULD BE ALLOWED TO UPGRADE AND EXPAND CONSISTENT WITH THE LAND USE ELEMENT OF THE REGIONAL PLAN AND FEDERAL, STATE, AND LOCAL STANDARDS.

~~The environmental impact statement for this Plan identifies possible shortages of public services. The major shortfall is in sewage treatment in the service area of the South Tahoe Public Utility District, which is already very close to its capacity. Such facilities should be expanded, with due consideration of Policy 2, below.~~

PS-1.2. EXPANSION OF PUBLIC SERVICES AND FACILITIES SHOULD BE PHASED IN TO MEET THE NEEDS OF NEW DEVELOPMENT WITHOUT CREATING INEFFICIENCIES FROM OVEREXPANSION OR UNDER-EXPANSION.

The Regional Plan provides for periodic evaluations of the capital improvements plan and attainment of environmental thresholds. These evaluations may lead to adjustments in the development management system which could affect the need for, and the timing of, expansion of public services and facilities. For this reason, prudent staging or phasing of expansion programs should be employed to minimize the risk of errors in sizing.

PS-1.3. ALL NEW DEVELOPMENT SHALL EMPLOY APPROPRIATE DEVICES TO CONSERVE WATER AND REDUCE WATER CONSUMPTION. EXISTING DEVELOPMENT SHALL BE RETROFITTED WITH WATER CONSERVATION DEVICES ON A VOLUNTARY BASIS IN CONJUNCTION WITH A PUBLIC EDUCATION PROGRAM OPERATED BY THE UTILITY DISTRICTS.

Water conservation will be necessary to comply with the limits of the California-Nevada Compact (1969). The ability of the water purveyors in the Region to provide adequate water for domestic and other uses depends on water conservation programs. Coordination involving water issues should be pursuant to local, state, and federal law.

PS-1 Implementation Measures

- Amend Chapter 27 to modify the waiver for fire water supply on new single-family dwelling permits in those areas where the existing water systems have inadequate water supply, pressure, and/or hydrants to allow for alternative fire protection designs that adequately comply with the intent of the adopted fire code.
- Amend Chapter 27 to require that new development in urban areas be adequately served by fire hydrants (to be determined through consultation with the applicable local fire district and in compliance with the adopted fire code).

GOAL PS-2

CONSIDER THE EXISTENCE OF ADEQUATE AND RELIABLE PUBLIC SERVICES AND FACILITIES IN APPROVING NEW DEVELOPMENT UNDER THE PLAN.

To prevent the over-burdening of public services and facilities, all new development approvals consistent with the development priorities and the planning area statements also should consider the adequacy of services and facilities. It also will be necessary to monitor the ability of utility districts and other entities to provide public services and facilities.

POLICIES

PS-2.1. NO ADDITIONAL DEVELOPMENT REQUIRING WATER SHOULD BE ALLOWED IN ANY AREA UNLESS IT CAN BE DEMONSTRATED THAT THERE IS ADEQUATE WATER SUPPLY WITHIN AN EXISTING WATER RIGHT.

This policy is necessary to prevent conflicts from arising between approved development and state water law. Conditional approvals may be appropriate in situations where the existence of a water right is uncertain.

PS-2.2. TRPA, WATER PURVEYORS, AND THE STATES SHOULD MONITOR THE USE OF WATER WITHIN THE TAHOE REGION AND EVALUATE CONFORMANCE WITH CALIFORNIA-NEVADA COMPACT (1969) WHICH ADDRESSES WATER DIVERSIONS IN THE BASIN.

It will be impossible to assess compliance with the California-Nevada Compact without a regular monitoring program. Such a program should be a cooperative venture of TRPA, the states, and the water purveyors.

PS-2.3. NO ADDITIONAL DEVELOPMENT REQUIRING WATER SHALL BE ALLOWED IN ANY AREA UNLESS THERE EXISTS ADEQUATE STORAGE AND DISTRIBUTION SYSTEMS TO DELIVER AN ADEQUATE QUANTITY AND QUALITY OF WATER FOR DOMESTIC CONSUMPTION AND FIRE PROTECTION.

The simple existence of a water supply does not, by itself, guarantee the ability of the water purveyor to deliver adequate quantities of good quality water for domestic consumption and fire protection. These aspects are most commonly a function of system design, involving the distribution and storage of water. System design should take into account peak demands and necessary fire flows, pursuant to local, state, federal and utility district standards or Agency standards where no other standards apply.

GOAL PS-3

PREVENT LIQUID AND SOLID WASTES FROM DEGRADING LAKE TAHOE AND THE SURFACE AND GROUNDWATERS OF THE REGION.

Although this goal pertains to many of the policies included in the Water Quality Subelement, it also applies to the provision of public services and facilities.

POLICIES

PS-3.1. THE DISCHARGE OF MUNICIPAL OR INDUSTRIAL WASTEWATERS TO THE SURFACE AND GROUNDWATERS OF THE TAHOE REGION IS PROHIBITED, EXCEPT FOR EXISTING DEVELOPMENT DISCHARGING WASTEWATERS UNDER A STATE- OR TRPA-APPROVED DISPOSAL PLAN.

This policy is a reiteration of state laws and existing TRPA policy to prevent the degradation of the water quality of the Region due to sewage discharges. Certain minor facilities already in existence have exemptions from this policy. TRPA will study the feasibility of minor reuse programs within the Region.

PS-3.2. ALL SOLID WASTES SHALL BE EXPORTED FROM THE REGION. CONSOLIDATION AND TRANSFER METHODS SHALL BE DEVELOPED TO ACHIEVE A REDUCTION IN THE VOLUME OF WASTES BEING TRANSPORTED TO LANDFILLS.

Because of their potentially harmful effects on water quality, solid wastes should be exported from the Region. To minimize the impacts of the requirement on air quality, a reduction in the volume of wastes should be achieved to bring about a corresponding reduction in the vehicle miles travelled by the export vehicles.

PS-3.3. GARBAGE PICK-UP SERVICE SHALL BE MANDATORY THROUGHOUT THE REGION, AND WILL BE SO STRUCTURED AS TO ENCOURAGE CLEAN-UPS AND RECYCLING.

Because of the fragile environment of the Tahoe Region, certain waste disposal practices may be required to ensure the maintenance of air quality, water quality, and scenic values. Waste disposal programs should be reviewed by local governments (e.g., TBAG) to provide incentives and remove disincentives for clean-up programs, composting, and recycling.

GOAL PS-4

TO ENSURE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND

GENERAL WELFARE OF THE REGION, EDUCATIONAL AND PUBLIC SAFETY SERVICES SHOULD BE SIZED TO BE CONSISTENT WITH PROJECTED GROWTH LEVELS IN THIS PLAN.

The Regional Plan will encourage educational and public safety services including police, fire, educational and health services to provide for protection of the public health safety and welfare. TRPA will coordinate programs with appropriate local, state and federal agencies to ensure that the planned growth will also be consistent with the ability to provide these services.

POLICIES

PS-4.1. THE IMPACT ON EDUCATIONAL AND PUBLIC SAFETY SERVICES SHALL BE CONSIDERED WHEN REVIEWING PROJECTS AND PLAN AMENDMENTS PROPOSED WITHIN THE REGION. TO THE EXTENT FEASIBLE, ADVERSE IMPACTS SHOULD BE MITIGATED AS PART OF THE REVIEW PROCESS.

TRPA shall attempt to coordinate a regionwide review process that will include the above considerations. Except for environmentally related impacts, TRPA intends to rely on local, state and federal agencies of expertise to insure implementation of this policy.

PS-4.2. EDUCATIONAL AND EMERGENCY SERVICE ORGANIZATIONS SHOULD ANTICIPATE AND PLAN FOR PROJECTED DEMANDS AND NEEDS CONSISTENT WITH THE REGIONAL PLAN AND ARE ENCOURAGED TO ADVISE THE AGENCY WHEN DEVELOPMENT POTENTIALS EXCEED CURRENT OR ANTICIPATED SERVICE CAPABILITIES OR CAPACITIES.

TRPA and other relevant agencies will coordinate with social service agencies to help identify future demands and needs anticipated with implementation of the Plan. That information will be used to identify possible deficiencies and to develop appropriate strategies to maintain an acceptable level of service.