

**TRPA
APC
PACKETS**

**APRIL
1989**

APRIL 1989
APC

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on April 12, 1989, in the Evergreen Suite at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The agenda for said meeting is attached hereto and made a part of this notice.

NOTICE IS FURTHER GIVEN that the Transportation/Air Quality Committee meeting scheduled for April 11, 1989 has been cancelled.

April 4, 1989

By:

W. A. Morgan

William A. Morgan
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

North Tahoe Conference Center
8318 North Lake Boulevard, Evergreen Room
Kings Beach, California

April 12, 1989
9:30 a.m.

AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV PUBLIC HEARING AND RECOMMENDATION
 - A. Amendment of Chapters 20 (Land Coverage Standards), 56 (Mitigation Fee Requirements), 82 (Water Quality Mitigation), and 93 (Traffic and Air Quality Mitigation Program) Relative to Refund of Mitigation Fees
 - B. Amendment of Plan Area Statement Boundaries in Plan Area 029, Kings Beach Commercial, and Plan Area 031, Brockway
 - C. Amendment of Plan Areas 004, Burton Creek, and 006, Fish Hatchery, to Delete Regional Health and Safety Facilities as Permissible Uses (004 Only); Reduce Maximum Community Noise Equivalent Level (CNEL), Delete Special Areas #1, and Change Plan Area Boundary Between Plan Areas 004 and 006
 - D. Approval of the Preliminary Community Plan for Douglas County (Round Hill, Kingsbury and Stateline)
 - E. Draft EIS/EIR for the South Lake Tahoe Redevelopment Project No. 1 (Ski Run/Stateline Areas)
 - F. Amendment of Chapter 91 (Air Quality Control) to Modify Stationary Source Review Procedures and Combustion Appliance Definitions and Related Amendments to Chapter 2 (Definitions)
- V PLANNING MATTERS
 - A. Discussion on Proposed Scenic Resources Management Package: Chapter 26 (Signs), Related Amendments to Chapters 2 (Definitions) and 4 (Project Review and Exempt Activities); Discussion of Draft Environmental Impact Statement
 - B. Amendment of Chapter 33 (Section 33.2.B.2(g)) to Permit Limited Transfers for Extended 1988 Allocation Holders in Tahoe Keys
- VI REPORTS
 - A. Executive Director

B. Legal Counsel

C. APC Members

D. Public Interest Comments

VII RESOLUTIONS

VIII CORRESPONDENCE

IX PENDING MATTERS

X ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

April 3, 1989

TO: Tahoe Regional Planning Agency Advisory Planning Commission

FROM: Susan E. Scholley, Agency Counsel

RE: Amendment of Chapters 20 (Land Coverage Standards), 56 (Mitigation Fee Requirements), 82 (Water Quality Mitigation), and 93 (Traffic and Air Quality Mitigation Program) Relative to Refund of Mitigation Fees

BACKGROUND: At the February 1989 APC meeting, the Commission discussed various options for amending the TRPA's mitigation fee refund policy. The Commissioners had many different points of view, but there seemed to be general agreement that a holding account for mitigation fees would be an appropriate solution and that mitigation fees would not be refundable after the project area had been disturbed or the use had commenced. After discussion of the alternatives with the Executive Director, Agency Counsel has prepared four alternative actions for discussion and recommendation by the APC.

AFFECTED CODE CHAPTERS:

Chapter 20 (Land Coverage) - Excess coverage mitigation fee and land coverage transfer fee.

Chapter 56 (Shorezone Mitigation Fees) - Fees for new or expanded piers, boat ramps and marinas.

Chapter 82 (Water Quality Mitigation) - Land coverage mitigation fee.

Chapter 93 (Traffic and Air Quality Mitigation Fee) - Residential mitigation fee and other traffic mitigation fee.

CURRENT POLICY: Since 1982, the Governing Board has stated that water quality mitigation fees are non-refundable, once paid, unless the project was directly prevented by governmental action. In adopting the Code in 1987, the Board codified that policy by stating that air and water quality mitigation fees are non-refundable. In 1988, the Governing Board took action to clarify the Code and determined that all mitigation fees are non-refundable once paid.

SES:jm
April 3, 1989

AGENDA ITEM IV.A.

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Mitigation fees are not required to be paid until after receipt of a conditional approval and before the pre-grading inspection or the commencement of the use, depending on the type of project. Under the current policy, mitigation fees are generally paid before a city or county permit is obtained, because the city and county require a TRPA permit (showing that all the pre-construction conditions of approval have been fulfilled) prior to their issuance of a permit.

PROPOSED AMENDMENTS: Due to the difficult issues presented by these amendments, several alternatives have been proposed to enable the APC and the Board to consider a wide range of solutions. In addition to any one of the alternatives, the APC and the Board may also consider a combination of the alternatives.

Alternative 1: Continue to prohibit refunds once mitigation fees are paid. Modify the TRPA permitting process and other governmental processes to allow payment of the TRPA mitigation fees after receipt of city, county, or other necessary permits.

Alternative 2: Permit refunds if the permittee can show that: (1) no grading or construction had commenced, nor had the use commenced; and (2) that commencement of the project was prevented by governmental action or inaction.

Alternative 3: Deposit mitigation funds into a holding account until TRPA confirms that the project has been started (e.g., grading or construction or use has commenced).

Alternative 4: Continue to prohibit refunds once mitigation fees are paid but permit the transfer of mitigation fees from one property to another through private transactions.

RECOMMENDATION: At this time the Executive Director has no formal recommendation on any one of the alternatives. Due to the administrative difficulties in implementing Alternative 3 (holding account) and Alternative 2 (refunds permitted upon certain findings), the preferred alternative appears to be a combination of Alternative 1 (modification of permitting process to permit later payment of fees) and Alternative 4 (transfer of mitigation fees).

This matter is scheduled for a public hearing and a recommendation to the Board for consideration at its April meeting.

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

March 31, 1989

To: Advisory Planning Commission
From: Agency Staff
Subject: Public Hearing and Recommendation - Amendment of Plan Area Statement Boundaries in Plan Area 029, Kings Beach Commercial, and Plan Area 031, Brockway

Amendment Description: TRPA is proposing to amend the boundary between Plan Areas 029 and 031 which are located generally in the Kings Beach area of Placer County.

The present boundary between Plan Areas 029 and 031 in the vicinity of the intersection of State Route 28 and Beaver Street in Kings Beach divides APN 90-222-07 into two different plan areas. Lots 7, 8, and 9 of APN 90-222-07 are in Plan Area 029, Kings Beach Commercial, while lots 21 and 22 of the same APN are in Plan Area 031, Brockway Residential (See Attachment A). The subject parcel contains multiple family dwellings on both portions. At the time the plan area boundaries were established, TRPA did not know the multi-residential improvements were located within both plan areas.

Plan Area 029 allows multiple family dwellings as a special use, while Plan Area 031 prohibits them. The proposed amendment would move lots 21 and 22 of APN 90-222-07 from Plan Area 031 to Plan Area 029.

Staff Analysis:

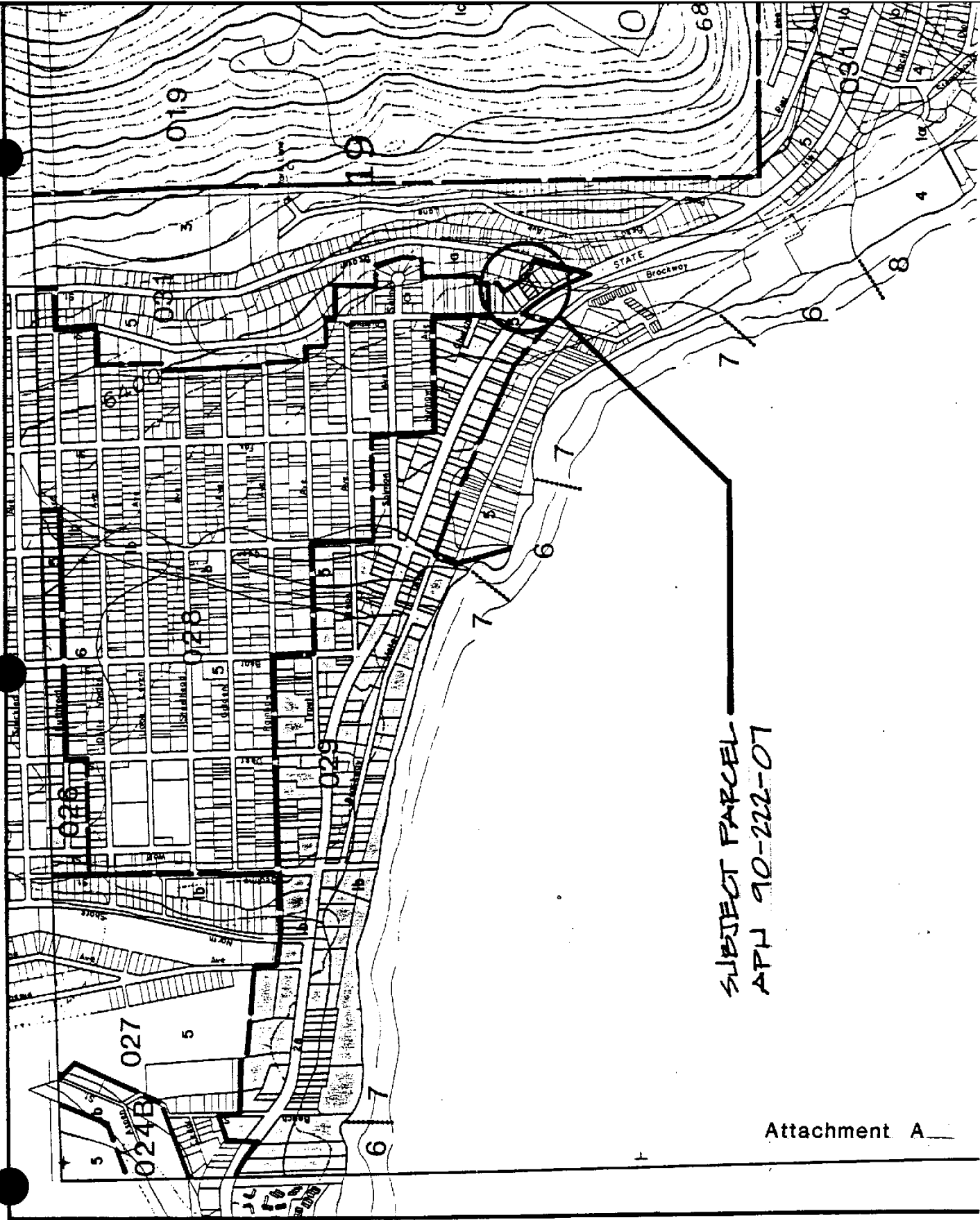
1. **CONSISTENCY WITH REGIONAL PLAN DOCUMENTS.** The proposed amendment is generally consistent with existing plans and ordinances.
 - A. The site is located within the proposed Kings Beach community plan area. The Plan Area Statement planning considerations and special policies advocate the rehabilitation of existing development. The provision of low cost, multiple-family housing is also an important community goal which would be realized by the proposed amendment. Of the two plan areas involved in the proposal, Plan Area 029 is the most appropriate for the existing multiple family use.

AS:rdh
3/31/89

AGENDA ITEM IV.B

- B. The site is presently developed with nine units and is in need of rehabilitation. The use is consistent with surrounding uses. Neighboring uses include multiple family dwellings and tourist accommodations. The present density of the entire site, however, is approximately 20 units per acre (9 units/+ 0.453 acres) and does not conform to the 15 units/acre maximum density for multiple family dwellings established in Plan Area 029. The applicant, however, is proposing to reduce the number of units on site to 7. This would conform to the maximum density of 15 units/acre.
2. ENVIRONMENTAL IMPACT ANALYSIS. The proposed amendment will not have a significant adverse effect on the environment due to the following:
- A. No intensification of use is permitted under this amendment, including additional land coverage. Future projects must first be approved by TRPA. In December, 1988, TRPA staff verified the site's land capability as accurately mapped. 90% of the site is land capability class 5 (25% allowable coverage), while 10% of the site is class 1a (1% allowable coverage).
- B. The existing use of the property will not change, therefore, no impacts associated with additional site development (VMT, DVTE, surface runoff) are expected. The applicant's stated plans to remodel the buildings on-site should actually result in improvements to scenic quality in Roadway Unit 20, presently a nonattainment unit.

Recommendation: Staff recommends the APC conduct the public hearing and, based on its outcome, recommend to the Governing Board approval of the plan area boundary amendment. Staff will begin this agenda item with a brief presentation. Please contact Andrew Strain at (702) 588-4547 if you have any questions or comments.



SUBJECT PARCEL
APH 90-222-07

Attachment A

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
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Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

April 3, 1989

TO: Tahoe Regional Planning Agency Advisory Planning Commission

FROM: Susan E. Scholley, Agency Counsel

RE: Amendment of Plan Areas 004, Burton Creek, and 006, Fish Hatchery, to Delete Regional Health and Safety Facilities as Permissible Uses (004 Only); Reduce Maximum Community Noise Equivalent Level (CNEL), Delete Special Areas #1, and Change Plan Area Boundary Between Plan Areas 004 and 006

BACKGROUND: At the March 23, 1988 Governing Board meeting, Plan Area Statements 004 and 006 were amended to create Special Areas #1 in both plan areas, to allow an increase in the maximum permissible community noise equivalent levels (CNELs) and to allow regional health and safety facilities as a permissible use in Plan Area 004. These amendments were requested by Placer County in connection with its pending project application for a new Criminal Justice Facility/Administrative Center (CJF/AC) and relocation of the existing Department of Public Works (DPW). Subsequently, at the May 1988 Governing Board meeting, the Governing Board approved the CJF/AC, and the relocation of the DPW to a site adjacent to Plan Area 006 in Special Area #1 of Plan Area 004.

Both the California Attorney General's Office and the neighboring homeowners (Villas Homeowners Association) objected to approval of the project and filed suit in July of 1988 against the TRPA's actions with respect to the project. Since that time, discussions have been ongoing between the State of California, the Villas and Placer County regarding the future of the project. Recently, the County has decided to abandon that portion of the project relating to relocation of the DPW to Plan Area 004. At this time, the County still plans to construct the Criminal Justice Facility/Administrative Center on the site of the existing DPW site in Plan Area 006.

In order to settle the litigation with respect to the project, however, Placer County has requested that the Plan Area amendments processed in March of 1988 be rescinded and that the Board approve a modification of the project severing the DPW relocation.

SES:jm
April 3, 1989

AGENDA ITEM IV.C.

PROPOSED AMENDMENTS: The proposed amendments are as follows:

Plan Area 004 (Burton Creek) - delete Special Area #1; (2) reduce CNEL in Special Area #1 to 50 CNEL; (3) delete regional public health and safety facilities from the list of permissible uses; and (4) change Plan Area boundary to exclude existing Placer County Department of Public Works site (see attached map).

Plan Area 006 (Fish Hatchery) - (1) delete Special Area #1; (2) reduce CNEL in Special Area #1 to 55 CNEL; and (3) change Plan Area boundary to include Placer County Department of Public Work site (see attached map).

DISCUSSION OF PROPOSED AMENDMENTS: With the exception of the Plan Area boundary amendments, the proposed amendments will restore the status quo as it existed prior to the March 1988 amendments. Plan Area 004 would again have a single CNEL of 50 and Plan Area 006 would again have a single CNEL of 55.

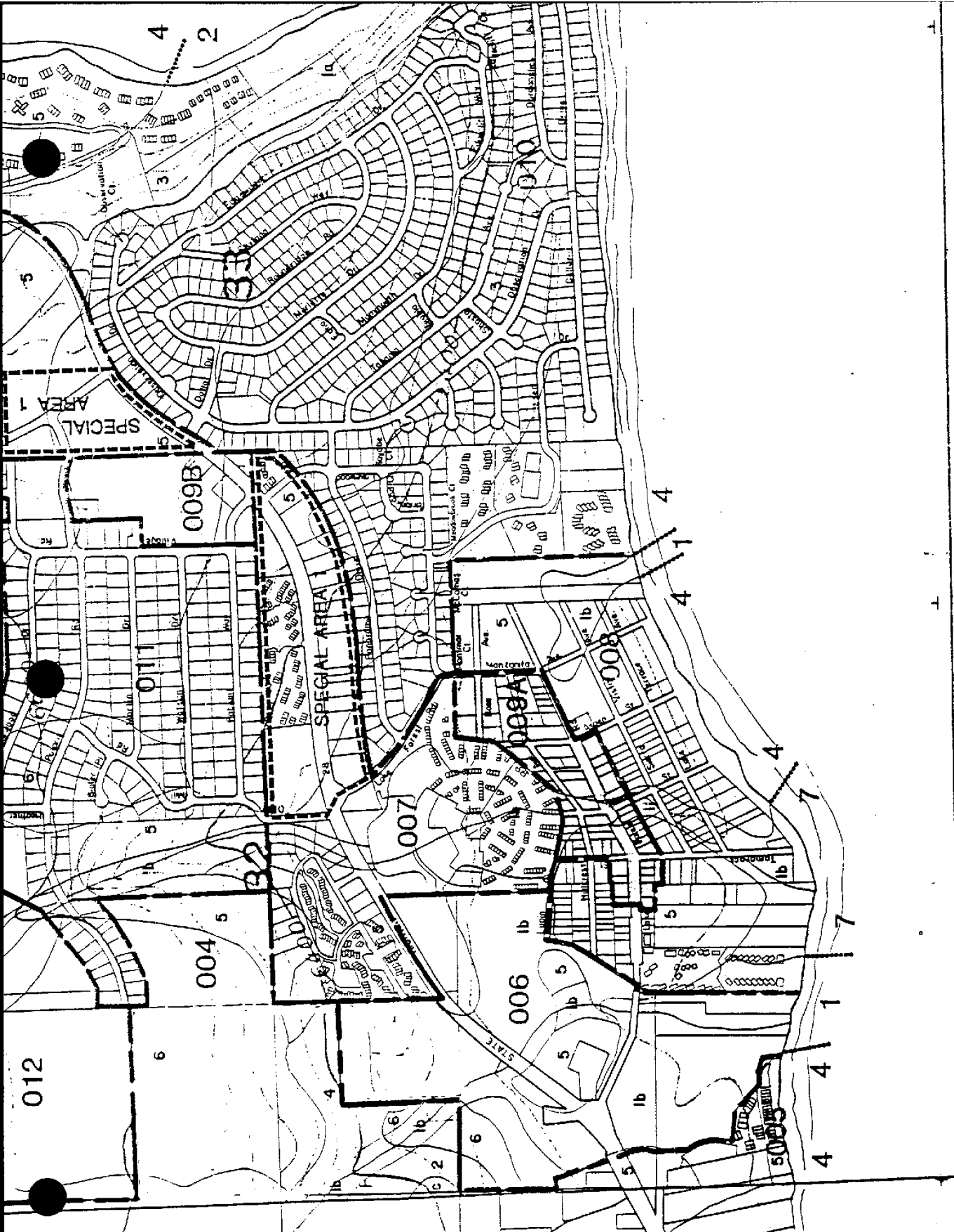
The existing DPW site currently is situated in Plan Area 006, but a small portion of DPW is located in Plan Area 004. Because Plan Area 004 does not permit regional public health and safety facilities, deletion of that use in Plan Area 004 will make a portion of the existing DPW site non-conforming as to use. Inasmuch as the new Criminal Justice Facility/Administrative Center will occupy the existing DPW site, it would also be non-conforming as to use for the portion of the project located in Plan Area 004. In order to avoid that minor discrepancy, the Plan Area boundary between 004 and 006 has been modified to follow the Placer County property line and thus include within Plan Area 006 all of the existing DPW site and the proposed new project. This modification is consistent with TRPA Regional Plan inasmuch as Plan Area boundaries usually follow property line boundaries and the boundary between Plan Areas 004 and 006 was an exception to that general rule. By amending the boundary to follow the Placer County property line boundary, the existing County site will be contained within one Plan Area and subject to one noise standard. This will avoid the need for a very small special area in Plan Area 004.

ENVIRONMENTAL DOCUMENTATION: The prior March 1988 amendments were processed under a finding of no significant environmental effect. Because the proposed amendments restore the Plan Areas to the status quo and are consistent with the environmental impact statement prepared on the adoption of the Plan Area Statements, TRPA staff will propose a finding of no significant environmental effect for these amendments also.

RECOMMENDATION: This matter is scheduled for public hearing and a recommendation to the Board for consideration at its April meeting. TRPA staff request that the APC recommend adoption of the proposed amendments to the Governing Board.

SES:jm
April 3, 1989

AGENDA ITEM IV.C.



PLACER COUNTY

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
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MEMORANDUM

April 3, 1989

To: Advisory Planning Commission

From: Agency Staff

Subject: Approval of the Preliminary Community Plans for
Douglas County (Round Hill, Kingsbury, and Stateline)

Proposed Action: The APC is requested to review and recommend approval of the preliminary plans for Round Hill, Kingsbury and Stateline as drafted in Preliminary Plan and Work Program, Douglas County Community Plan, (March 22, 1989). A copy is enclosed in this packet.

Background: This item was presented to the APC at its December meeting, at which time the APC requested the item be continued until the preliminary plan was revised to include the proposed commercial allocations for each of the three CP areas and a work program and schedule. The APC also requested to see the support documents which were used in drafting the preliminary plan. Staff included the support documents in the February APC mailing, which included a preliminary draft of the Douglas County Community Plan and EIS and a needs assessment prepared by Economic Research Associates.

After the December APC meeting, the Planning Team met and recommended the following commercial allocations:

Round Hill	10,000 sq. ft.
Kingsbury	13,750 sq. ft.
Stateline	20,000 sq. ft.

The total includes Douglas County's initial allocation of 33,750 plus 10,000 of the CP bonus allocation.

Other issues arose, some of which affected the preliminary CP, and which required further meetings. The key issues were:

GWB:rdh
4/3/89

AGENDA ITEM IV.D

Memorandum to Advisory Planning Commission
Approval of the Preliminary Community Plans for
Douglas County (Round Hill, Kingsbury, and Stateline)
Page 2

- Round Hill residents' objections to designation of multi-residential use in the Round Hill area,
- The status and extent of a proposed bypass road,
- The inclusion of the 4-H property in the Kingsbury CP, and
- A series of questions raised by the California Attorney General's office.

The resolution of these issues delayed the resubmittal of the preliminary CPs until the April APC meeting. The enclosed draft with the noted changes reflects the Planning Team's recommended plan.

After completion of the revised draft, the California Attorney General's office submitted the attached letter. Due to the time constraints of the mailing, staff will consult the the Planning Team and present specific recommendations on each point raised in the letter at the APC meeting.

Plan Requirements: The following are the key elements required to be addressed in the approval of a preliminary community plan. The Douglas County preliminary plan addresses these issues as follows:

- Boundaries - see Figures 1-4
- Estimates of commercial floor area and tourist accommodation units - see pages 8, 10, and 14.
- Public Recreation Objectives - see page 3.
- Targets - see Table 1.
- New standards - see page 2, Community Character.
- Land use theme - see pages 8, 10, and 14.
- Work plan and schedule - see pages 18-37.
- Recommended additional commercial floor area allocation - see pages 8, 10, and 14.
- Environmental documentation - see page 1.

Recommendation: Staff and the Planning Team recommend the APC recommend the Governing Board approve the Preliminary Plan and Work Program, Douglas County Community Plan, (March 22, 1989), with the following conditions:

1. It is understood that the preliminary plan is an initial document that is intended to be flexible and still requires extensive public input and further study.
2. The status of the land capability classification for the community plan areas is tentative and a Regional Plan amendment will be required to be approved concurrent with the adoption of the final community plan to delineate land capability boundaries.

4/3/89

AGENDA ITEM IV.D

1989-0109

JOHN K. VAN DE KAMP
Attorney General

State of California
DEPARTMENT OF JUSTICE



1515 K STREET, SUITE 511
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SACRAMENTO 94244-2550
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March 30, 1989

(916) 324-5497

William A. Morgan
Executive Director
Tahoe Regional Planning Agency
195 U.S. Highway 50
Zephyr Cove, NV 89448

Dear Bill:

Re: Douglas County Preliminary Plan

Thank you for sending me the March 24, 1989 draft Errata for Preliminary Plan and Work Program for the Douglas County Community Plan. I understand that you are under a strict deadline for mailing the errata sheet to the TRPA Advisory Planning Commission. I am therefore sending you these initial comments with the caveat that, although intended to be complete, following further review I may have additional comments to present to the APC.

Page 2, second bullet. The use of the phrases "fair share of reduction in vehicle miles travelled" and "to assist in meeting the TRPA threshold" can easily be misinterpreted. In order for the Governing Board to make the requisite Chapter 6 finding that inclusion of this community plan in the Regional Plan will achieve and maintain the thresholds, the community plan's contribution towards reducing VMTs must be proportionate to the planning area's generation of basin-wide VMTs according to TRPA's modeling. The model will presumably show that areas such as this one, whose commercial attractions generate a large number of basin-wide VMTs, will be required to engage in much greater efforts than areas that generate a small number of VMTs. To reflect this requirement, I suggest the following language: "Meet the TRPA standards for level of service and contribute to meeting the TRPA VMT threshold by accomplishing a reduction in VMTs which is proportionate to the planning area's generation of basin-wide VMTs as determined by TRPA modeling."

Page 2, sixth bullet. I suggest that the phrase "public transportation" rather than "transportation" be inserted. Although it is reasonably clear that this objective only refers to public transit, the word transportation can be broadly interpreted as including additional roadways (which was clearly not the committee's intent).

Page 4. Table 1. Add the following sentence to the note (after the word "plan."): "These include a requirement that maps be prepared and approved by TRPA which precisely identify the Stream Environment Zone (SEZ) areas and applicable setbacks for the affected areas and contributing Stream Environment Zone areas a reasonable distance upstream." Inclusion of this additional sentence will insure that proper mapping is conducted.

Page 6. Under Proposed CP Target for Traffic Level of Service/Vehicle Miles Traveled: I remain very concerned by the listing of targets which are limited to the planning area. That limitation ignores the requirement that the plan contribute towards meeting basin-wide thresholds by meeting targets that are proportionate to the planning area's contribution to basin-wide targets according to TRPA's modeling. Although, during the last steering committee meeting I indicated that it might be possible to defer the basin-wide analysis to the next stage in this process (i.e. the development of the actual plan), on reflection that does not appear possible. Planners must know their required contribution to meeting basin-wide targets before they can realistically begin work on a final plan. TRPA should therefore determine those targets, based upon appropriate modeling, before approving a preliminary plan.

Page 6. Under Implementation Technique for Air Quality, the "Reduce VMT by 10% in the planning area" bullet should not be deleted (although, as indicated in my previous comment, it should be modified to reflect the need to analyze basin-wide thresholds). The bullet needs to be kept, even though there is a reference to the Traffic Level of Service/Vehicle Miles Traveled item, because that item does not cover VMTs; it only addresses VTEs.

Page 11. First bullet after Additional Plan Features. It is my understanding that the steering committee agreed to change the first seven words from "A two-lane local roadway should be constructed" to "A local roadway should be studied" I believe that the use of the word "studied" is important even though the heading will now include the words "To be Examined and Implemented if Feasible." This is because, even with the revised heading, the phrase "should be constructed" is too directive. As to the deletion of the adjective "two-lane," that deletion was, I believe, requested by the committee.

Page 11. Second bullet after Additional Plan Features. It is my understanding that the committee agreed to change the first word in that paragraph from "Improve" to "Study the improvement of." This change corrects the directive nature of the original sentence.

Page 15. Second bullet. It is my understanding that the committee decided to change that paragraph into a single sentence reading as follows: "Locate transit stops at each casino or other locations which could link with the regional transit system." I do not recall any discussion of deleting that paragraph, as suggested in the errata sheet.

Although, during the March 21 committee meeting, there appeared to be a general agreement about the need to extend the environmental analysis beyond the planning area's borders, that is not reflected in the current preliminary plan. TRPA Ordinance Section 6.5 requires adequate documentation that inclusion of this community plan in the Regional Plan will achieve and maintain the thresholds, which are basin-wide. The community plan's contribution towards meeting thresholds must be proportionate to the planning area's contribution to the factors that affect the thresholds as determined by TRPA's modeling. For example, as indicated earlier, the model will presumably show that areas such as this one, whose commercial attractions generate a large number of basin-wide VMTs, will be required to engage in much greater efforts than areas that generate a small number of VMTs.

It is important that the TRPA Advisory Planning Commission be advised of this need to extend the environmental analysis beyond the plan's borders. Further, as indicated earlier, the targets in the preliminary plan should reflect this requirement.

Thank you for your consideration of these comments.

Very truly yours,

JOHN K. VAN DE KAMP
Attorney General



DANIEL L. SIEGEL
Deputy Attorney General

cc: Curtis Patrick

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

March 21, 1989

To: TRPA Advisory Planning Commission

From: Agency Staff

Subject: Discussion of Draft EIR/EIS for South Lake Tahoe Redevelopment
Project Number 1

The Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the South Lake Tahoe Redevelopment Project Number 1 began circulation on February 28, 1989. Copies of the Draft EIR/EIS were mailed to all APC members on February 28, 1989.

At the April APC meeting, Agency staff and LSA Associates, Inc., the consulting firm contracted to prepare the EIR/EIS, will make a presentation of the document for the APC's review and comment. This will be the first of two public hearings scheduled on this EIR/EIS before the APC.

The comment/circulation period for this EIR/EIS closes on April 28, 1989. If you have any comments or questions on this matter, please contact Jerry Wells, Chief of Project Review at (702) 588-4547.

JW:cs
3/21/89

AGENDA ITEM IV E.

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

April 4, 1989

To: Advisory Planning Commission
From: Agency Staff
Subject: Amendment of Chapter 91 (Air Quality Control) to
Modify Stationary Source Review Procedures and
Combustion Appliance Definitions and Related
Amendments to Chapter 2 (Definitions)

On May 25, 1987, the TRPA adopted Chapter 91 of the Code of Ordinances. Chapter 91 contains Air Quality Control provisions to implement the 1982 Air Quality Plan and the Goals and Policies. Proposed modifications to Section 91.3 (Combustion Appliances) would clarify the existing language regarding definitions, applicability, and certification, and proposed modifications to Section 91.5 (Stationary Source Review) would strengthen consistency with the language and intent of the Goals and Policies.

Background

Section 91.3. Subsection 91.3.A of the Code contains provisions regarding gas heaters which may be installed in the Region. Gas heaters include water heaters and space heaters.

The existing emission standards, and much of the existing language, are intended to be consistent with standards used by the South Coast Air Quality Management District. However, there are two points of inconsistency. First, the existing TRPA Code refers to space heaters while the SCAQMD certification procedures are only applicable to central furnaces with duct work.

Second, the Code is not clear regarding standards applicable to heaters larger than those certified under specific SCAQMD rules.

Item IV.F

Section 91.5. Section 91.5 of the Code contains provisions regarding stationary source review procedures in the Region. Stationary sources include, but are not limited to; boilers, batch plants, incinerators, generators, stationary internal- or external-combustion motors, and industrial processes.

The Air Quality subelement of the Goals and Policies establish the following policies relevant to stationary sources:

GOAL #2 REDUCE NITRATE LOADING BY TWENTY PERCENT

9. REDUCE ATMOSPHERIC LOADING OR NITROGEN OXIDE BY CONTROLLING STATIONARY SOURCES.

Technology is available that will substantially reduce the amount of emissions from existing stationary sources of air pollution in some instances. The Agency should encourage the installation of these pollution control devices where feasible.

GOAL #4 ACHIEVE AND MAINTAIN THE VISIBILITY STANDARDS

14. REDUCE SULFUR DIOXIDE, SULFATE, AND FINE PARTICULATE EMISSIONS IN THE BASIN.

Sulfate, which is emitted directly into the atmosphere and is formed from sulfur dioxide emissions, is very effective in reducing visual range. Fine particulates (less than 2.5 microns in diameter) are also effective in reducing visual range. Therefore, these pollutants should be reduced in the Basin where feasible.

GOAL #6 DEVELOP AND IMPLEMENT A MITIGATION PROGRAM FOR PROJECTS THAT IMPACT AIR QUALITY

1. RESTRICT STATIONARY SOURCES OF AIR POLLUTION THAT CAN LOCATE IN THE BASIN.

The implementing ordinances must identify what stationary sources of air pollution can locate in the Basin and define what constitutes a significant environmental impact from stationary sources.

Item IV.F

The Code clearly prohibits new stationary sources exceeding specific limits. However, by requiring all modified stationary sources to result in net emissions less than certain limits, the Code does not encourage existing stationary sources to retrofit available control technologies. A large stationary source may not physically be able to reduce emissions down to the prescribed levels and significant offsets are not available in the Region. The result is that modifications which may result in economic or environmental benefits do not occur.

In addition, the Code does not clearly define what constitutes a significant environmental impact from stationary sources.

Discussion

In consultation with the Air Quality and Transportation subcommittee and others, TRPA staff has drafted the attached modifications to Chapter 91. The proposed changes to Section 91.3 are essentially the same as those recommended by the Air Quality and Transportation subcommittee in July, 1988. On March 7 and 27, 1989, TRPA hosted meetings to discuss the proposed changes to Section 91.5. The attached modifications were drafted at these meetings.

While those present at the meetings have generally been supportive of changes to the Code, two concerns regarding Section 91.5 have been expressed. First, representatives of private industry and California Air Pollution Control Districts are concerned that the proposed changes retain the existing prohibition levels. These levels are 2 to 20 times more stringent than those used in many California Air Pollution Control Districts.

TRPA staff believes that the existing prohibition levels are consistent with the direction of the Goals and Policies and are not too stringent for the Region. Further, while many districts in California do specify limits more lenient than TRPA, there are also districts in California which require pollutant offsets for all new stationary sources, a more stringent policy than TRPA's.

Item IV.F

The second concern involves implementation of the existing or proposed criteria. The five counties and two states comprising the Lake Tahoe Air Basin all have differing criteria regarding required control technology, prohibition levels, and offset criteria. Further, emissions are also calculated using different criteria for each jurisdiction.

In addition, several jurisdictions have periodic reporting or permitting procedures which are not contained in the TRPA Code.

As proposed, Section 91.5 does move TRPA's procedures closer to those required by local jurisdictions. In part, this is accomplished by changes to the environmental assessment procedures to recognize average emissions as well as permitted emissions from existing sources. In addition, TRPA staff has evaluated less than a half dozen stationary sources since the Code became effective in July, 1987. Therefore, the number of stationary sources which may be subject to duplicate review is quite small.

Further, Section 91.7 (Coordination) states:

TRPA shall seek appropriate revisions to state and local regulations to provide for compliances with this chapter. TRPA shall work with other appropriate agencies to develop a public information program to inform residents of the Region of the requirements of this chapter.

TRPA staff proposes to pursue revisions to local regulations or, more appropriately, memoranda of understanding to develop consistent emission calculation procedures. This would simplify the permit process for new or modified stationary sources.

Impacts of Proposed Action

The proposed modifications to Section 91.3 clarify existing text and should not result in any impacts. The proposed modifications to Section 91.5 do not result in significant changes in review procedures for new stationary sources. Further, while some modifications to stationary sources may be permitted to occur without the large offsets now required, this action is consistent with the Goals and Policies and may encourage large stationary sources to perform modifications which reduce in emissions of some pollutants.

Item IV.F

Chapter 91
April 4, 1989
Page 5

Recommendation

TRPA staff requests the Advisory Planning Commission to recommend that the Governing Board approve the attached modifications to Chapters 2 and 91. The Air Quality and Transportation subcommittee has reviewed and recommended the proposed modifications to Section 91.3. In addition, those present at the March 7 and 27 meetings concurred in the proposed changes to Section 91.5.

Item IV.F

91.3 Combustion Appliances: The following air quality standards shall be met by combustion appliances using combustion--processes--to--supply--a--heat--or--energy sources.

91.3.A Gas Heaters: The following standards apply to natural gas or propane-fired water heaters or central furnaces space-heaters to be installed in the Region.

(1) Emission Standards: Natural gas or propane-fired water heaters or central furnaces space-heaters installed in the Region shall meet the following emission standards:

(a) Water Heaters: Water heaters shall not emit greater than 40 nanograms of nitrogen oxide (as NO₂) per joule ~~(70--lb-per--billion-Btu)~~ of heat output. ~~Water---heaters installed-in-mobile-homes-shall-not emit-greater-than--50-nanograms--of nitrogen-oxide-(as--NO2)-per--joule (80-lb-per--billion-Btu)--of-heat output.~~

(b) Central Furnaces Space---Heaters: Central furnaces Space---heaters shall not emit greater than 40 nanograms of nitrogen oxide (as NO₂) per joule of useful heat delivered to the heated space.

(c) Central furnaces with rated input of 175,000 Btu or greater, combination units with a cooling rate of greater than 65,000 Btu per hour, and water heaters with a rated heat input of 75,000 Btu or greater, shall be reviewed under the standards contained in Section 91.5.

- (2) List of Approved Heaters: TRPA shall maintain a list of gas heaters that are in compliance with the air quality standards in Subsection 91.3.A(1). The list shall include the names and model numbers name--of--the--heaters,---model numbers,--description-of--the-model,--and name-and-address-of-the-manufacturer. A heater certified by the South Coast Air Quality Management District of California under SCAQMD Rules 1111 and 1121 shall be considered in compliance with Subsection 91.3.A.(1).
- (3) Exemptions: The requirements of Subsection 91.3.A shall not apply to the following:
- (a) Decorative gas appliances certified under ANSI Standard Z21.50.
 - (b) Gas heaters installed in mobile homes or recreational vehicles.
 - (c) Wall mounted gas heaters, other than water heaters, that are not central furnaces as defined in Section 2.2.
- ~~(a) Gas water heaters with a rated heat input of 75,000 Btu per hour or greater or gas water heaters installed in recreational vehicles.~~
- ~~(b) Gas fired central furnaces with a rated input of 175,000 Btu per hour or greater, combination units with a cooling rate of greater than 65,000 Btu per hour, or central gas furnaces installed in recreational vehicles or mobile homes.~~

91.5 Stationary Source Review: Emissions from new stationary sources in the Region shall be limited as follows:

91.5.A Environmental Initial Assessment: TRPA shall review proposals to construct new or modified stationary sources of air pollution. Projected emissions for the peak 24 hour period shall be based on the design capacity, or the allowed emissions if specified by a permit issued by the TRPA or other jurisdiction including, ~~but not limited to, boilers, batch plants, incinerators, generators, stationary internal or external combustion motors, and industrial processes.~~ If ~~with the application of Best Available Control Technology (BACT) as defined by federal regulations,~~ the projected emissions from such sources for the peak 24-hour period exceed any of the limits in Table I, below, the applicant shall prepare an environmental assessment. At a minimum, the environmental assessment shall determine the net change in actual emissions for the peak 24 hour period, the net change in average emissions for a period not less than 90 days, and shall determine any impacts resulting from the net change in emissions. If the new or modified source exceeds the limits for carbon monoxide in Table I, below, and the source is located in a TRPA, federal, or state designated non-attainment area for carbon monoxide, the environmental assessment shall also include ambient modeling ~~TRPA shall prepare an environmental impact statement. BACT shall be required for all new or modified stationary sources.~~

TABLE I

<u>Pollutant</u>	<u>Kilograms</u>	<u>Pounds</u>
Nitrogen Oxides	3.0	<u>6.6</u>
Particulate Matter Less Than 10 Microns	2.0	<u>4.4</u>
Hydrocarbons	8.0	<u>17.6</u>
Sulfur Dioxide	3.0	<u>6.6</u>
Carbon Monoxide	10.0	<u>22.0</u>

91.5.B Significant Environmental Impacts Prohibition: Any modified--or new stationary source of air pollution that produces increases emissions for the peak 24-hour period beyond any of the limits in Table II below, shall be considered to have a significant environmental impact prohibited. Modified stationary sources that would produce emissions for the peak 24-hour period beyond any of the limits for a given pollutant in Table II, below, and which would result in a net increase in emissions for that pollutant, shall be considered to have a significant environmental impact.

TABLE II

<u>Pollutant</u>	<u>Kilograms</u>	<u>Pounds</u>
Nitrogen Oxides	11.0	24.2
Particulate Matter Less Than 10 Microns	10.0	22.0
Hydrocarbons	57.0	125.7
Sulfur Dioxide	6.0	13.2
Carbon Monoxide	100.0	220.5

New or modified stationary sources that have a significant environmental impact shall be prohibited

91.5.C Modification of existing stationary sources which have been permitted to produce emissions beyond any of the limits in Table II, above, may be allowed if: there is no net increase in actual emissions beyond the previously permitted level; Retrofit Best Available Control Technology is applied; and TRPA finds that the modified stationary source would not have a significant environmental impact.

91.5.DE Offsets Permitted: For---new---or---modified stationary-sources--which-would--otherwise--exceed the-limits-in--Subsection-91.5-B; TRPA may allow emission offsets as a condition of project approval to bring emissions within acceptable limits if TRPA finds that the proposed source, with offset, meets the criteria specified does-not exceed-the-limits in Subsections 91.5.B or 91.5., as applicable. To accomplish an emissions offset, existing emissions shall be permanently retired to offset the unacceptable emissions increase from the proposed source.

91.5.E Best Available Control Technology: Best Available Control Technology shall be required for all new or modified stationary sources. At a minimum, required BACT measures shall meet or exceed applicable state or federal requirements.

91.5.FB Exemptions: The following activities Emergency-power--generators are exempt from the prohibitions of Subsection 91.5.B.

(1) Emergency power generators.

(2) Temporary Uses and Activities approved under Chapter 7 of this Code.

Best Available Control Technology: An air quality emission limitation based on the maximum degree of reduction achievable through recognized production processes and technology. The limitation is set by on a case-by-case basis, taking into account energy, environmental, and economic impacts and other costs.

Central Furnace: A self-contained space heater providing for circulation of heated air a pressures other than atmospheric through ducts more than 25 cm (10 inches) in length.

Combustion Appliance Heater: A device or appliance which produces heat by internal the combustion of fuel including without limitation, oil, gas, kerosene, coal, wood or propane.

Decorative Gas Appliance: A gas or propane fueled combustion appliance certified under ANSI standards Z21.50.

Modified Stationary Source: A change in a building, structure, facility, process rate, or installation which emits or may emit an air pollutant.

Reactive Organic Compounds Any compound containing carbon, except: methane, carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, ammonium carbohydrates, and halogenated hydrocarbons. May include other volatile organic compounds.

Retrofit Best Available Control Technology: See Best Available Control Technology, above.

Stationary Source: A building, structure, facility, or installation which emits or may emit an air pollutant. Stationary sources include, but are not limited to boilers, batch plants, incinerators, generators, stationary internal- or external-combustion motors, and industrial processes.

Sulfur Dioxide: A colorless, extremely irritating gas or liquid which forms sulfurous acid (H_2SO_3) in combination with water which it enters the atmosphere as a pollutant mainly as the result of burning high-sulfur content fuel oils and coal.

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

April 3, 1989

To: Advisory Planning Commission

From: TRPA Staff

Subject: Discussion on Proposed Scenic Resources Management Package:
Chapter 26 (Signs), Related Amendments to Chapter 2 (Definitions)
and 4 (Project Review and Exempt Activities); Discussion of
Draft Environmental Impact Statement

Background: This month staff will present the last two pieces of the Scenic Resources Management Package which have not been discussed by the APC. Please bring your copies of the Scenic Package to the April meeting. Chapter 26 (Signs) and related amendments to Chapter 2 (Definitions) and Chapter 4 (Project Review and Exempt Activities) are located in Volume I, Final Report and Recommendations of the Scenic Advisory Committee: Scenic Resources Management Package. The Draft Environmental Impact Statement (DEIS) is the third volume of the Scenic Package.

Discussion:

- A. Chapter 26 (Signs), Chapter 2 (Definitions) and Chapter 4 (Project Review and Exempt Activities)

The proposed ordinance includes standards for both temporary and permanent signage. Regulations for permanent signs are primarily based on plan area type, with uses in Commercial/Public Service and Tourist plan areas permitted the greatest amount of signage. In these areas sign size, number, and height are directly related to the scale of the development. A sliding scale which ties sign area and height incentives to sign setback distance is proposed for freestanding signs to reduce visual clutter in the immediate foreground. Standards for signs on Forest Service and State Park lands would be recognized and permitted by means of Memoranda of Understanding between TRPA and the individual agencies.

Enclosed for comparative purposes is an analysis of commercial sign standards from each local jurisdiction in the Region and selected standards from other resort areas.

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The ordinance is intended to be a Region-wide model ordinance which local governments would adopt and implement. Section 26.3 permits the substitution of equal or superior sign standards by local government. A similar substitution provision for community plans is provided under Subsection 14.5.C. The equal or superior test is based upon attainment and maintenance of the applicable environmental thresholds. TRPA is requesting a Tahoe Basin Association of Governments (TBAG) meeting in May to address this issue.

On a similar issue, Subsection 26.9.C of the proposal permits sign standards for Plan Areas 032 (North Stateline Casino Core), 076 (Kingsbury Commercial), and 089A (Nevada South Stateline Resort Area) to be adopted as part of the respective community plans. Until such standards are adopted, Chapter 26 would apply with the exception of Section 26.12 (Amortization of non-conforming signs). Both the North and South Stateline casino areas intend to propose alternative standards. During TRPA public presentations of the Scenic Package, some persons have said that exempting the three plan areas from the Section 26.12 requirements results in inequitable treatment favoring the casino areas and should be deleted. TRPA staff proposes, based upon APC discussion, to delete the exemption.

An amortization schedule of between three and five years (based upon sign value) is proposed in Section 26.12 for nonconforming signs along TRPA's Scenic Threshold Travel Routes. Signs are identified as a specific problem in threshold attainment along the travel routes. The Committee recommended amortization as an appropriate means to address the problem. Nonconforming signs which are not visible from Threshold Travel Routes would be amortized using more traditional amortization policies (i.e., when a sign is relocated, substantially altered, or damaged). During public presentations, TRPA has been requested to extend the amortization schedule to a 10 year time period as a more reasonable approach to threshold attainment. It may be possible to do this and still make progress toward threshold attainment, however, TRPA realistically expects the three and five year amortization schedules to be delayed by legal challenges to the ordinance and lack of willingness to conform.

The last significant issue raised during the public presentations is the 40 percent maximum copy standard set forth in Subsection 26.4.A. The standard would apply to new and existing signs which have copy on a background (i.e., not individual letters or neon signs). It has been suggested

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that this provision alone will result in mass nonconformity. The Signs Subcommittee of the Scenic Advisory Committee deliberated the issue and generally felt that this was an important and necessary provision. They felt it would improve sign readability especially on signs with smaller areas, while substantially reducing the amount of visual overload and potential safety hazards resulting from signs which attempt to list more information than can quickly and easily be comprehended.

B. Draft Environmental Impact Statement

Pursuant to Chapter 5, a Draft Environmental Impact Statement (DEIS) has been prepared by the firm of Scenic Resource Management and TRPA staff to identify and analyze the potential environmental impacts of implementing the proposed action. The DEIS also evaluated the impacts of two alternative packages, including a No Action alternative. The DEIS was circulated as a supplemental EIS tiered off of the Regional Plan environmental documents listed on page I-1 of the DEIS. The EIS circulation period ran from December 30, 1988, through March 14, 1989, and included a 15 day extension requested by the Incline Village/Crystal Bay Chamber of Commerce.

Overall, there are expected to be no unmitigated adverse environmental impacts associated with implementing the proposed action. Based on field observations and on the computer-assisted videotape simulations, scenic threshold attainment is predicted in all areas currently not in attainment. Because of this, the Region may experience more visitor demand resulting in more spending in the local economy. Property values are also expected to increase on those properties which add design improvements.

Seven comment letters were received during the comment period and will be incorporated into the Final EIS together with responses. No major changes to the proposed action are anticipated as a result of the comments received.

Some short-term capital costs associated with implementing scenic improvements in nonattainment areas are anticipated. Assuming an active, well-publicized and sufficiently funded SQIP, it is anticipated that a certain percentage of each improvement project would be eligible for some type of funding or incentive. Additionally, long-term increases in property values directly due to scenic improvements are expected to more than offset short-term costs. The SQIP proposes the creation of a

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non-profit Regional organization made up of local civic leaders and TRPA to act as a clearinghouse for funding and implementing scenic improvements. This mechanism would assist in bearing the financial burdens associated with implementing physical improvements. TRPA has begun the process of organizing such a group and will keep the APC informed on its status.

Recommendation: At this time no action or recommendation is being sought from the APC. Staff will make a brief presentation at the beginning of this item. In May, staff intends to bring to the APC a revised final draft of the Scenic Package, along with the Final EIS for a recommendation to the Governing Board. Please contact Andrew Strain at (702) 588-4547 if you have any questions or comments.

Commercial Sign Regulations Matrix

JURISDICTION	PARK CITY	CITY OF CARMEL	CITY OF ASPEN	WASHOE COUNTY	PLACER COUNTY	ELDORADO COUNTY	DOUGLAS COUNTY	CARSON CITY	CSLT	SCENIC CONSULT.	TRPA PROPOSED
1. TOTAL SQ. FT. ALLOWED	45/bldg/side	20/street frontage	20/street frontage	varies	50 in 1/2 way - street district	varies	varies up to 1000	400/bldg/side	170 sf	75 sf	combinational of #2 and #3
	1/bldg/side	not specified	1/bldg/side	1/parcel 2/grades	1/parcel 2/lot frontage 3/300 ft.	2/parcel	1/parcel, 2/way by special permit	1/street frontage	1/parcel	2/parcel	2/parcel
	10'	not specified (eye level preferred)	no higher than building unless building is located	base height of 20', C-1: 25', C-2: 30', C-2 sign: 40'	25'	50'	must conform to height in zoning district	25'-40' depending on use	20'	5'	14'-0"
	360 sf; 45 sf if no wall signs	10 sf	10 sf	District C-1: 2 sf/1/4 bldg less frontage or 1 sf/1/4 site frontage District C-2: 2.5 sf/1/4 ft. 1 sf/1/4 ft.	50 sf if no wall signs	if 1: 80 sf/sign side if 2: 50 sf/sign side	1/40 sf/parcel	offices: 325 sf/bldg frontage 100-110 ft. 45 sf commercial 8-10 ft. 35 sf/1/4 ft. 80 sign frontage 400 sf max.	parcel frontage area 40 sf 100-110 ft. 45 sf up to up to 440-470 ft. 80 2-500 ft. 85	1 sf sign per 1/4 bldg frontage 75 sf max if no wall signs	40 sf/sign; 48 sf/sign and 45 mph roads
3. MAXIMUM NUMBER	not specified	not specified	1/bldg/side wall	1/1, 2/2, 3/3, 4/4	1/bldg/side street frontage	not specified	not specified	not specified	not specified	not specified	1/bldg/side max. use
	not specified	may not extend above eave or parapet	may not extend above eave or parapet	may not project above wall	not specified	not specified	not specified	permitted 2' above facade	permitted above lower 2/3 of pitched roof	not specified	15'-0"
MAXIMUM HEIGHT	not specified	not specified	10 sf	no	50 sf if no free-standing signs	20% of building side on all sides of building	balconies; tourist commercial; 400 sf; resort hotels; 1000 sf;	1/4 sign area per 1/4 bldg face where attached not to exceed 85 sf	1/4 sign per 1/4 bldg front	1/4 sign per 1/4 bldg front	40 sf/sign
	max 5% of building side where displayed, not to exceed 115 sf	20 sf/street frontage; 10 sf if street frontage; if street frontage > 400 ft., 2.5 sf per each 100 ft.	10 sf	no	50 sf if no wall signs	20% of building side on all sides of building	balconies; tourist commercial; 400 sf; resort hotels; 1000 sf;	1/4 sign area per 1/4 bldg face where attached not to exceed 85 sf	1/4 sign per 1/4 bldg front	1/4 sign per 1/4 bldg front	40 sf/sign
MAXIMUM AREA (SQ. FT.)	not specified	not specified	not specified	no	50 sf if no wall signs	20% of building side on all sides of building	balconies; tourist commercial; 400 sf; resort hotels; 1000 sf;	1/4 sign area per 1/4 bldg face where attached not to exceed 85 sf	1/4 sign per 1/4 bldg front	1/4 sign per 1/4 bldg front	40 sf/sign
	not specified	not specified	not specified	no	50 sf if no wall signs	20% of building side on all sides of building	balconies; tourist commercial; 400 sf; resort hotels; 1000 sf;	1/4 sign area per 1/4 bldg face where attached not to exceed 85 sf	1/4 sign per 1/4 bldg front	1/4 sign per 1/4 bldg front	40 sf/sign
4. OTHER FEATURES	not specified	not specified	not specified	no	50 sf if no wall signs	20% of building side on all sides of building	balconies; tourist commercial; 400 sf; resort hotels; 1000 sf;	1/4 sign area per 1/4 bldg face where attached not to exceed 85 sf	1/4 sign per 1/4 bldg front	1/4 sign per 1/4 bldg front	40 sf/sign
	not specified	not specified	not specified	no	50 sf if no wall signs	20% of building side on all sides of building	balconies; tourist commercial; 400 sf; resort hotels; 1000 sf;	1/4 sign area per 1/4 bldg face where attached not to exceed 85 sf	1/4 sign per 1/4 bldg front	1/4 sign per 1/4 bldg front	40 sf/sign

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MEMORANDUM

April 3, 1989

To: Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Chapter 33 to Permit Limited Transfers
for Extended 1988 Allocation Holders in Tahoe Keys

Background: TRPA is proposing to amend Subparagraph 33.2.B.2(g) of the Code of Ordinances to permit limited transfers for the holders of certain 1988 residential allocations. These allocations are generally intended to be used on parcels 6,000 sq. ft. or less in area in the Tahoe Keys subdivision.

In October, 1988, Subparagraphs 33.2.B.2(e), (f), and (g) were added to Chapter 33 in order to extend the time frame for certain allocation holders in Tahoe Keys to make application, and for certain allocation holders on parcels outside of the Keys to complete transfer of their allocation and make application. See the adopted language in Attachment A. The action was taken in order to permit TRPA and other interested parties to develop a special coverage transfer program for Keys parcels 6,000 sq. ft. or less in area.

Discussion: In March, 1989, the Tahoe Keys Property Owners Association Board (TKPOA) formally requested not to be encumbered with a special coverage transfer program. Their preference is to transfer additional coverage based on the transfer provisions and table in Section 20.3.B. This provision would become available following state and federal approval of the Water Quality Management Plan (208 plan), expected early this summer.

The current language in Subparagraph 33.2.B.2(g) prohibits the extended 1988 allocation holders from using the coverage transfer table in Section 20.3.B. The subparagraph contemplated the use of a special coverage transfer program. Absent TKPOA desire for such a program, it would be appropriate to lift the restriction and permit the 1988 allocation holders to make use of the Section 20.3.B provisions with certain restrictions. See proposed language in Attachment B.

AS:rdh
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Memorandum to Advisory Planning Commission
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The amendments to Subparagraph 33.2.B.2(g) are proposed to restrict the location of the sending parcel to the Tahoe Keys subdivisions, not including Mt. Tallac Village Unit No. 3, in order to maintain the original intent of the extension and the prohibition on transfers under the 208 plan.

The associated issues of repaying the coverage debt incurred during the 1982-83 coverage transfer program and the proper retirement of lots used in that program are in the process of being resolved. Staff will provide a status report of these issues at the APC meeting.

Recommendations: This item was not noticed as a public hearing, and instead is presented as a planning matter. At this time, it would be appropriate to discuss and invite public comment prior to APC action. The existing extension period is set to expire July 1, 1989. Due to the 60-day time period between date of ordinance adoption and the effective date, staff recommends that the APC make a recommendation to the Governing Board for approval of this amendment. If adopted at the April Governing Board meeting, the proposed amendments would become effective on or around June 26, 1989. A public hearing on this matter has been scheduled for the April Governing Board meeting.

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AGENDA ITEM V.B

ATTACHMENT A

Existing language: Chapter 33.2.B.2(e), (f) and (g):

- "(e) For parcels in the Tahoe Keys subdivision that have a 1988 allocation as of December 31, 1988 and that are 6,000 square feet or less in size, complete applications for construction of additional residential units shall be filed with TRPA no later than July 1, 1989. Residential units processed under this subparagraph shall be recognized as 1988 allocations.
- (f) The deadline set forth in subparagraph (c), above, for transferring allocations may, prior to the December 31, 1988 deadline, be extended to July 1, 1989 by approval of such extension by the City of South Lake Tahoe and TRPA, provided the person holding the allocation owns by December 31, 1988, or executes by December 31, 1988 a legally binding option to purchase, a parcel of 6,000 square feet or less in size in the Tahoe Keys subdivision. Transfers of allocations shall be deemed complete in accordance with subparagraph 33.2.B(2)(c). Upon transfer of an allocation under this subparagraph, a complete application for an additional residential unit shall be filed no later than December 31, 1989. Failure to file a complete application by December 31, 1989 shall result in the forfeiture of the allocation to the city or county of origin. Residential units processed under this subparagraph shall be recognized as 1988 allocations.
- (g) Projects pursuant to allocations that are deferred under (e) and (f) above shall not be eligible for transfer of coverage provisions of Subparagraph 20.3.B(1)(a)."

ATTACHMENT B

Proposed language: Chapter 33.2.B.2(g):

Underlined wording is to be added, lined out wording is to be removed.

- (g) Projects pursuant to allocations that are deferred under (e) and (f) above shall ~~not~~ be eligible for transfer of coverage provisions of Subparagraph 20.3.B(1)(a) provided the sending parcel is located in the Tahoe Keys subdivision, excluding Mt. Tallac Village Unit No. 3.

PRELIMINARY PLAN AND WORK PROGRAM
DOUGLAS COUNTY COMMUNITY PLAN

Prepared for the

Douglas County Commissioners
Tahoe Regional Planning Agency
Governing Board

By

EDAW, Inc.
ERA
TJKM

March 22, 1989

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1. INTRODUCTION

In accordance with the TRPA Code of Ordinances, Chapter 14, section 14.6.B, the following discussion presents a Preliminary Plan and Work Program for the Douglas County Community Plan. The three commercial areas covered by this plan include Round Hill (Plan Area Statement 071), Kingsbury Grade (PAS 076), and Stateline, NV (PAS 89A). Following approval of this Preliminary Plan by the TRPA Governing Board and the Douglas County Board of Commissioners, a draft plan, meeting the requirements of section 14.6.C, and an Environmental Impact Statement, will be prepared.

It should be noted that a key element of the proposed plan for Douglas County is the effort to link with transportation improvements and land use plans currently proposed in the City of South Lake Tahoe Redevelopment Plan. Wherever, possible, the Douglas County Community Plan recommendations match those proposed by the City of South Lake Tahoe. For example, the circulation system proposed for Stateline implements the recommendations made by the redevelopment plan to redirect and redistribute traffic as a means of reducing traffic congestion along the Highway 50 corridor. In this cooperative manner, the two plans will address critical environmental issues on a sub-regional level.

2. GOALS AND ENVIRONMENTAL TARGETS

The following goals, objectives and environmental targets are suggested by the Steering Committee as guiding principles for the Community Plan.

2.1 Goals and Objectives

GOAL: CREATE DISTINCT COMMUNITY PLAN AREAS THAT IMPROVE THE QUALITY OF THE ENVIRONMENT AND ENHANCE THE ECONOMIC VIABILITY OF DOUGLAS COUNTY AT LAKE TAHOE.

Environmental Objective

- Contribute toward meeting TRPA basin-wide environmental targets through implementation of the Douglas County Community Plan thresholds as stated in Section 2.2.

Land Use Objectives

- Encourage development of land uses that are compatible with each other and are consistent with the desired theme and character of each area.
- Encourage compact, clustered development in the Community Plan Areas and discourage continued strip commercial development.
- Broaden the range of available visitor-serving entertainment, lodging and recreational facilities in or near the casino core area in order to meet the recreational needs of families, support a year-round visitor economy and reduce the need for visitors to drive to and from resort facilities.
- Allow expansion of service commercial and warehousing uses to meet market demands.

- Recognize the limitations of the local-serving commercial economy and consolidate development in neighborhood shopping areas.
- Provide opportunities for developing housing which is close to shopping and major employment centers, and is convenient and affordable for those who work in the tourist industry.

Community Character/Urban Design Objectives

- Establish community character goals for each commercial area that will create a visually unique image throughout the area and complement its theme and desired level of activity.
- Allow each commercial area to develop a unique visual character.
- Develop a series of design standards and guidelines related to site planning, landscaping, building form, scale, signage and parking which implement the goals for community character. Build upon the design guidelines established by TRPA, as appropriate.
- Improve the pedestrian environment in each commercial area as necessary to enhance the street life of the area and facilitate pedestrian travel.

Transportation Objectives

- Reduce traffic congestion, improve traffic circulation and increase the use of alternative modes of transit, such as pedestrian and bicycle facilities, and bus and shuttle services.
- Contribute fair share to assist TRPA in meeting its thresholds for reducing vehicle miles travelled and improving level of service.
- Coordinate planning and construction of Highway 50 and other casino core area circulation and transit improvements with the City of South Lake Tahoe, Caltrans and the TRPA Regional Transportation Plan, NDOT and Douglas County.
- Link the three Community Plan Areas with bicycle and pedestrian trails.
- Support a diverse range of land uses and physical improvements in each Douglas County Community Plan Area in order to limit the need for residents and visitors to travel by car.
- Implement a consolidated transportation system which links the casinos, ski areas, parks, shopping and residential areas. Provide incentives for both residents and visitors to use public transit.

Public Services and Facilities Objectives

- Ensure adequate provision of public services to all new development.
- Require all Community Plan Areas to adequately address the flow and treatment of storm drainage in an environmentally responsible manner.

Recreation Objectives

- Seek better connections and access to the Lake in all three plan areas.
- Provide a system of trails and paths which link the three areas and provide access to the surrounding wilderness.
- Provide more passive and active recreational facilities within walking distance of the casino core area.
- Identify sites for special events and seasonal recreation activities.

2.2 Environmental Targets

Table 1 summarizes the Environmental Targets currently being considered by the staff and Steering Committee for the three Community Plan Areas. At this draft stage, specific wording and the implementation techniques still need to be refined. The final plan will be more specific and will identify triggering mechanisms. However, the overall concept of the environmental targets is to achieve or exceed the TRPA basin-wide environmental thresholds for the Douglas County Community Plan Areas while providing incentives for continued economic development. The implementation techniques listed on the following table are listed by environmental target. Ultimately, many of these measures will be combined into a package and implemented simultaneously.

These lists are not necessarily complete nor are all of these techniques necessarily needed to meet the targets. The final plan will establish the implementation techniques with more certainty and address schedules and safeguards needed to ensure the accomplishment of the targets.

Table 1

**Douglas County Community Plans
DRAFT COMMUNITY PLAN TARGETS**

TRPA BASIN-WIDE THRESHOLD

**STATUS OF DOUGLAS COUNTY
COMMUNITY PLAN AREAS**

**PROPOSED COMMUNITY PLAN
TARGET**

**IMPLEMENTATION
TECHNIQUE**

Stream Environment Zones

- Preserve existing natural SEZ.
- Restore all disturbed SEZ in undeveloped land.
- Restore 25% of disturbed or developed SEZ.
- Basin-wide goal of 5% increase in SEZ.

- Approximately 38 acres of SEZ lands are within the Community Plan Areas.
- Approximately 5% of these SEZ are disturbed in undeveloped land and 30% are disturbed or developed.

- Complete the SEZ restoration projects listed and mapped in the Community Plan. (List still to be determined.) Projects are generally associated with lower Burke Creek, Upper Edgewood Creek and SEZ, within the Round Hill and Kingsbury Grade areas.

- Completion of restoration projects or payment of mitigation fees based on size or cost of proposed project, with monies directed toward specific restoration areas, as a condition of receiving commercial floor area or transferral floor area.

Fisheries

- Maintain 75 miles of excellent, 105 miles of good and 38 miles of marginal stream habitat.
- Do not degrade instream flows.
- Reintroduce Lahontan Cutthroat Trout.
- Achieve the equivalent of 5,948 acres of excellent fish habitat.

- Adjacent to the Plan Areas, Burke Creek is classified as marginally good quality and Edgewood Creek is classified as good quality fish habitat.

- In conjunction with restoration of SEZ, restore all stream habitat in SEZ restoration target areas.

- Combined with SEZ target.

See Errata Page Attached

TRPA BASIN-WIDE THRESHOLD

**STATUS OF DOUGLAS COUNTY
COMMUNITY PLAN AREAS**

**PROPOSED COMMUNITY PLAN
TARGET**

**IMPLEMENTATION
TECHNIQUE**

Soil Conservation

- Comply with TRPA Land Capability Classifications.
- With transfers, maximum 70% allowed coverage on vacant commercial parcels and 50% allowed coverage on residential parcels and within Community Plan Areas.

- Most existing developed parcels exceed 70% maximum coverage.
- Most remaining undeveloped lands are within SEZ.
- Stateline Area: 75% total coverage.
- Kingsbury Grade: 40% total coverage
- Round Hill: 35% total coverage

- **Stateline:** Apply the TRPA Chapter 20 coverage regulations. Retain 25% of total area in permeable surfaces; require off-site mitigation of coverage excesses on individual parcels.
- **Kingsbury Grade:** Mitigate 25% of existing parcel coverage excesses on-site, the remainder off-site.
- **Round Hill:** Mitigate 25% of existing parcel excess coverage on-site, remainder off-site.

- Area-wide assessment districts for landscape/streetscape improvements will contribute.
- Use design regulations to maintain a certain amount total coverage.
- Results will vary between community Plan Areas because design guides are different for each area.

Scenic Resources

- Maintain or improve the numerical rating assigned each visual unit.
- Maintain or improve the visual quality from bike paths and public recreation areas.
- Insure that design elements are compatible with the natural, scenic and recreational values of the region.
- Passing Ratings: Travel Route Rating (TRR) 16; Scenic Resource Threshold (SRT) 3.

- Each unit covers areas outside the Plan Area Boundaries.
- Unit 30, Zephyr Cove, TRR 18,
- Unit 31, Meadow: TRR 14, SRT 3.
- Unit 32, Casino Area: TRR 11, SRT 2.
- Unit 44, Kingsbury Grade: TRR 13, SRT 3.

- Meet the TRR and SRT rating thresholds in the portions of the scenic units which are within the Community Plan Areas.

- Provide design guidelines which meet scenic goals.
- Form assessment districts to implement area-wide landscape/streetscape improvements.
- Strict enforcement of signage/building design guidelines prior to project approval and allocation of commercial s.f.
- Visual simulations should be submitted for development approval.
- Rely, in part, on CSLT to meet target in Stateline.

See Errata Page Attached

TRPA BASIN-WIDE THRESHOLD

**STATUS OF DOUGLAS COUNTY
COMMUNITY PLAN AREAS**

**PROPOSED COMMUNITY PLAN
TARGET**

**IMPLEMENTATION
TECHNIQUE**

**Traffic Level of Service/Vehicle Miles
Travelled**

- Reduce traffic volumes on U.S. Highway 50 Corridor by 7 percent during the winter from the 1981 base year during the period from 4 p.m. to 12 midnight.
- Reduce vehicle miles of travel in the Basin by 10 percent from 1981.
- Minimum Level of Service at signalized intersections in LOS D.

- Most intersections are at LOS A and B.
- Kingsbury Grade at Hwy 50 is at LOS C, approaching D.
- Hwy 50 at Lake Parkway is at LOS D.

- Accept a minimum LOS D.
- Reduce traffic volumes on Hwy 50 by 7 percent within the Planning Area.
- Reduce VTE by 10% within the Planning Area.

- Require TRPA to evaluate progress on this target.
- Coordinate with CSLT to implement improvements to Loop Road and Parkway Extension.
- Require additional environmental review if development exceeds proposed amount.
- Encourage construction of transit facilities and continuing services.
- Construct Lake Parkway Extension.
- Improve Kingsbury Grade/Hwy 50 intersection, as specified.
- Encourage joint public/private funding strategies.

Outdoor Recreation Facilities

- Preserve and enhance the high quality recreational experience.
- Provide access to the shoreline and high quality undeveloped areas.
- Insure outdoor recreation is available to the general public.

- Public beach access available at Zephyr Cove and Nevada Beach.
- Private access at the Boy Scout Camp, Elks Point and Edgewood Golf Course.

- Provide additional trails to lakeshore and backcountry.
- Provide additional public recreational facilities within the Planning Areas.
- Link the three Community Plan Areas with pedestrian paths or sidewalks.

- Require contribution to trailhead improvements as a condition of development approval.
- Apply for grants.

See Errata Page Attached

TRPA BASIN-WIDE THRESHOLD

**STATUS OF DOUGLAS COUNTY
COMMUNITY PLAN AREAS**

**PROPOSED COMMUNITY PLAN
TARGET**

**IMPLEMENTATION
TECHNIQUE**

Tributary and Littoral Water Quality

- Reduce dissolved inorganic nitrogen loads from surface runoff by 50%, from groundwater by 30% and from atmospheric sources by 20% from 1973-81 levels.
- Majority of necessary storm drainage facilities are in place. An area-wide system is suggested for Stateline.
- Improvements remain along Hwy 50 and Kingsbury Grade.

- Fully implement TRPA Water Quality Management Plan Capital Improvement Program for Erosion and Runoff Control as they are identified for the Community Plan Areas.

- Contribution to an assessment district or direct construction of improvements as a condition of development applications.
- Require on-site drainage facilities for Round Hill (re)development.
- Apply for grants.
- Give credits for currently constructed storm drainage facilities.

Air Quality

- Carbon Monoxide: 9 ppm/8hrs
- Ozone: 0.08 ppm/1hr
- Reduce particulates and nitrates to improve visibility
- Preliminary data shows Carbon Monoxide levels at 11ppm/8hrs.

- Reduce VMT by 10% in the Planning Area.
- Reduce traffic volumes on Hwy 50 by 7% in the Planning Area.

- Land use plan will determine potential air quality impacts. Proposed plan does meet and exceed air quality target.

Noise

- Background noise levels shall not exceed averages of 55 dBA in hotel/motel areas and 65 dBA in Commercial areas.
- Plan Area Statement Goals:
-Highways 50 & 207 at 65 dBA
-Stateline at 60 dBA
-Kingsbury Grade at 65 dBA
-Round Hill at 60 dBA
- Preliminary data for Stateline along Highway 50 shows 1987 noise levels at 60.8 dBA and 2005 noise levels at 61.4 dBA.

- Same as Plan Area Statements:
-Highways 50 & 207 at 65 dBA
-Stateline at 60 dBA
-Kingsbury Grade at 65 dBA
-Round Hill at 60 dBA

- Improved traffic flows and reduced VTE will work to meet this threshold.

See Errata Page Attached

Errata For Preliminary Plan and Work Program
Pages 4 - 7 (Charts)

- Page 4. Table 1. Under status of Douglas County CP Areas for Stream Environment Zones, add "Note: see below" then at bottom of page add "Note: New SEZ criteria in the 208 Plan will need to be addressed in the final plan."
- Page 5. Under Status of ... for Soil Conservation 1st bullet beginning, "Most..." change "70% maximum coverage" to read, "the allowable coverage coefficients."
- Page 5. Under Proposed CP Targets for Scenic Resources, delete first bullet beginning, "Meet..." and replace with "Implement those programs within the CP boundaries that are necessary to meet the TRR and SRT ratings for those specific portions in the CPs."
- Page 6. Under Proposed CP Target for Outdoor Recreation Facilities, first bullet beginning, "Provide..." insert "connect to trails leading to the..." between "trails to..." and "lakeshore."
- Page 7. Under Status of ..., for Air Quality, first bullet, change to read: "Preliminary TRPA data shows carbon monoxide levels in 1987 at 5.5ppm/8 hrs."
- Under Proposed CP Target for Air Quality, add a bullet to read, "Do not exceed 6.0 for CO."
- Under Implementation Technique for Air Quality, delete both bullets and replace with, "See Traffic Level of Service and Vehicle Miles Travelled item on page 6."

3. PLAN AREA RECOMMENDATIONS

The following subsections summarize the preliminary recommendations for the three Community Plan Areas. As the plan is further refined, specific recommendations may be modified.

The land use designations discussed below and noted on the maps reference the TRPA Code of Ordinances Chapter 18 land use categories.

3.1 Round Hill

Plan Area Boundaries

- Maintain existing plan area boundaries (Figure 1).

Plan Area Theme

- Local serving retail, services and storage, and multi-family housing (Figure 1).

Additional Commercial Floor Area

- Recognize the limited growth potential for neighborhood-serving uses. Redevelop within existing commercial floor area to make the shopping center and other commercial spaces more efficient; and allow an additional allocation of 10,000 sq.ft. of new commercial floor area from Douglas County's allocation.

Additional Tourist Accommodation Units

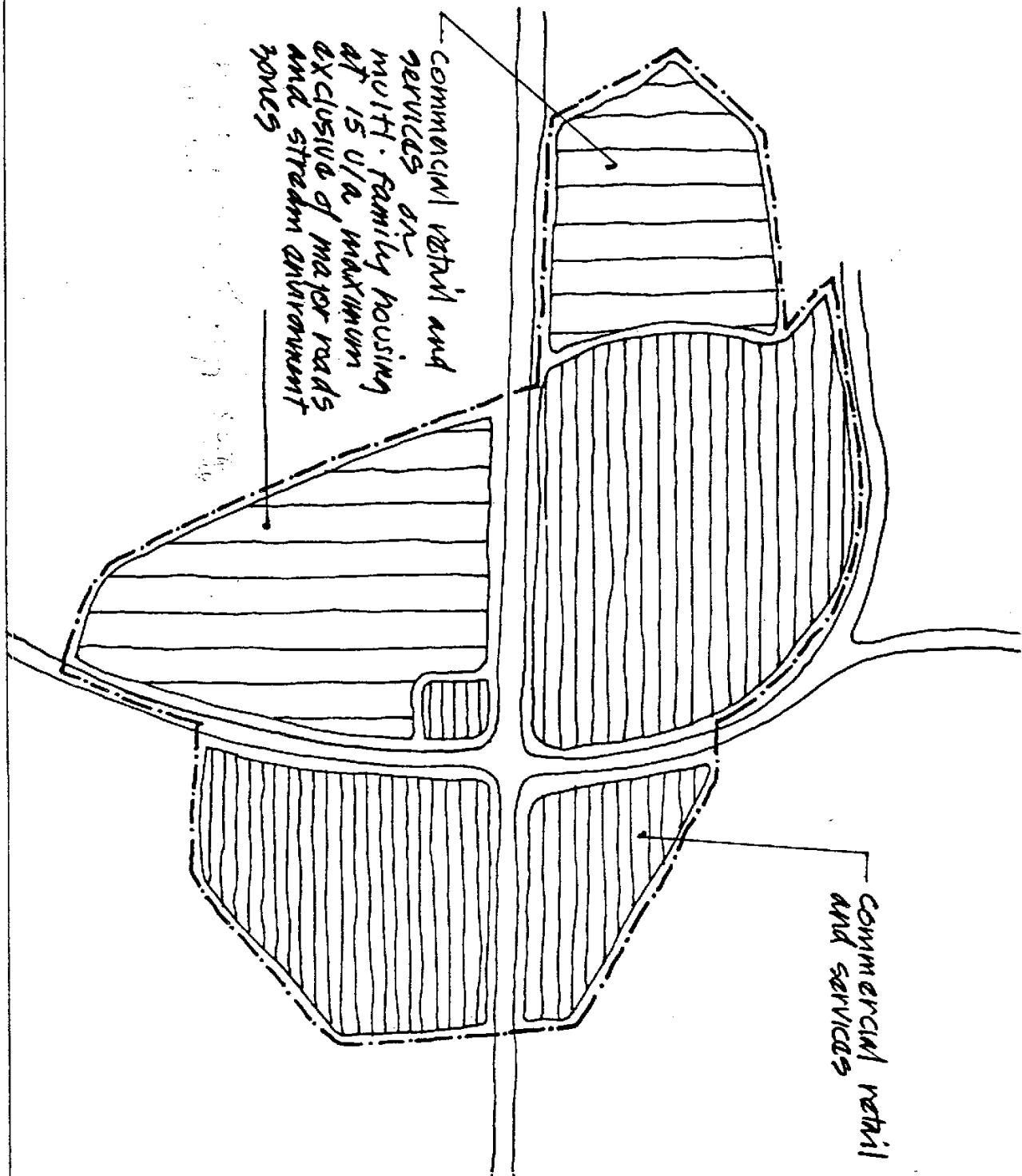
- None requested

Public Recreation Objectives

- No additional PAOT's requested.
- Plan proposes improved trailheads on both sides of Highway 50, with trails connecting to the three commercial areas and local recreational areas.

Additional Plan Features

- The potential^{EXISTS} for multi-family housing, which could support the shopping center and provide additional housing opportunities for employees in Douglas County.
- Proposed landscape improvements and design guidelines for signage, could improve the scenic quality of the area.



Commercial retail and services
 Multi-family housing at 15 U/A maximum exclusive of major roads and stream environment zones

Commercial retail and services

Figure 1
 ROUND HILL

Land Use

▪ Lake Tahoe-Douglas Co. Community Plan ▪

EDAW
 ERA
 TJKM

SCALE FT
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3.2 Kingsbury Grade

Plan Area Boundaries

- Revise the Plan Area Boundary to include four vacant lots along Laura Drive (APN 07-11-09,10,11,12), the Bueler property (APN 07-18-05), and 40 acres of the Park Cattle Company land (APN 07-04-03) (Figures 2 and 3). Prior to submission of the Final Community Plan, consideration will be given to inclusion of the 4-H property into the Community Plan boundary.

Plan Area Theme

- Recognize the differences in character between the Highway 50 frontage and Lower Kingsbury Grade. Land uses and landscaping improvements along the Highway 50 frontage should emphasize a tourist-commercial and government center theme. Continue to treat Lower Kingsbury Grade as a low-intensity service commercial and light industrial area (industrial, storage and services theme) (Figures 2 and 3).

Additional Commercial Floor Area

- A total of 85,000 sq.ft. of additional light industrial, commercial or office development is proposed for the Kingsbury Grade area. Of this total, there is allocated 13,750 sq.ft. of new commercial floor area from Douglas County's allocation.
- Allow a range of permissible land uses, in keeping with the desired theme of the area (commercial, office or tourist accommodation), on the vacant parcel located on the east side of Highway 50 and the underdeveloped parcel at the intersection of Highway 50 and Kahle Drive in order to allow developers to respond to future market trends.
- Lower Kingsbury Grade should be a target area for transfer of commercial development rights and consolidation of existing uses.
- Allow additional commercial retail, service and wholesale storage uses on APN 07-18-05, 69, along the southern side of Kingsbury Grade.

Additional Tourist Accommodation Units

- In addition to previously approved units, additional tourist accommodation units are proposed.

Public Recreation Objectives

- An additional 460 PAOT's are requested for the Douglas County property to develop a 115 unit RV Park.
- The plan recommends that the Douglas County park site should be improved to provide a combination of recreational and public service facilities, as follows:

- The Douglas County approved 115 unit RV Park utilizes 5 acres of a 21-acre site. The majority of the site is to be developed as a County Park. Plans for the site include a public dump station, restoration of Burke Creek, and a Transit Center. The Nevada State Legislative Council Bureau has determined an RV park is an allowed use on this site, however, the TRPA has not reviewed or approved this project.
- Public access to the existing storm drainage retention pond and passive recreation and landscaping improvements to the lands surrounding the pond.
- Possible location for a water storage tank, screened from view from Kingsbury Grade.
- Improved connections to the existing trail which links to the Middle School, the Round Hill area and the surrounding backcountry.
- Improve the existing trailhead at the edge of the meadow along Highway 50 and link it with trails to the Round Hill and Stateline areas.

Additional Plan Features to be Further Examined and Incorporated into the Plan if Feasible

- A local roadway should be studied between Kingsbury Grade and Lake Parkway to provide an alternative route to Highway 50 and alleviate traffic congestion on Highway 50, terminating at Kingsbury. Intersection improvements at this Lake Parkway Extension and Kingsbury Grade should be provided to ensure smooth traffic flow. The optimum route shall be determined after further study. A bicycle and pedestrian path should be planned in conjunction with this new roadway.
- Improve the intersection of Kingsbury Grade and Highway 50 to include an additional left turn lane from Kingsbury Grade and a longer stacking lane on Kingsbury Grade. The intersection signal should be re-timed to give greater preference to Kingsbury Grade traffic.
- Transit stops along both Kingsbury Grade and Highway 50 should be provided which link to the coordinated South Lake Tahoe transit system.
- Additional employee housing could be provided on a site adjacent to the proposed Lake Parkway Extension. This site would allow convenient access to the casino core area and might reduce the need for employees to drive their cars to work.
- Transfer the 155 multi-residential bonus units from Roundhill to this CP area.
- Supplemental landscaping, sidewalks, special paving and street furnishing along Highway 50 should encourage pedestrians to walk between uses and cross Highway 50. Such a system would also unify the visual character and create a recognizable identity for the area.
- The character of the Lower Kingsbury Grade commercial area should be low intensive and rustic. Landscaping improvements along Kingsbury Grade should screen "out-of-character" buildings and industrial uses.

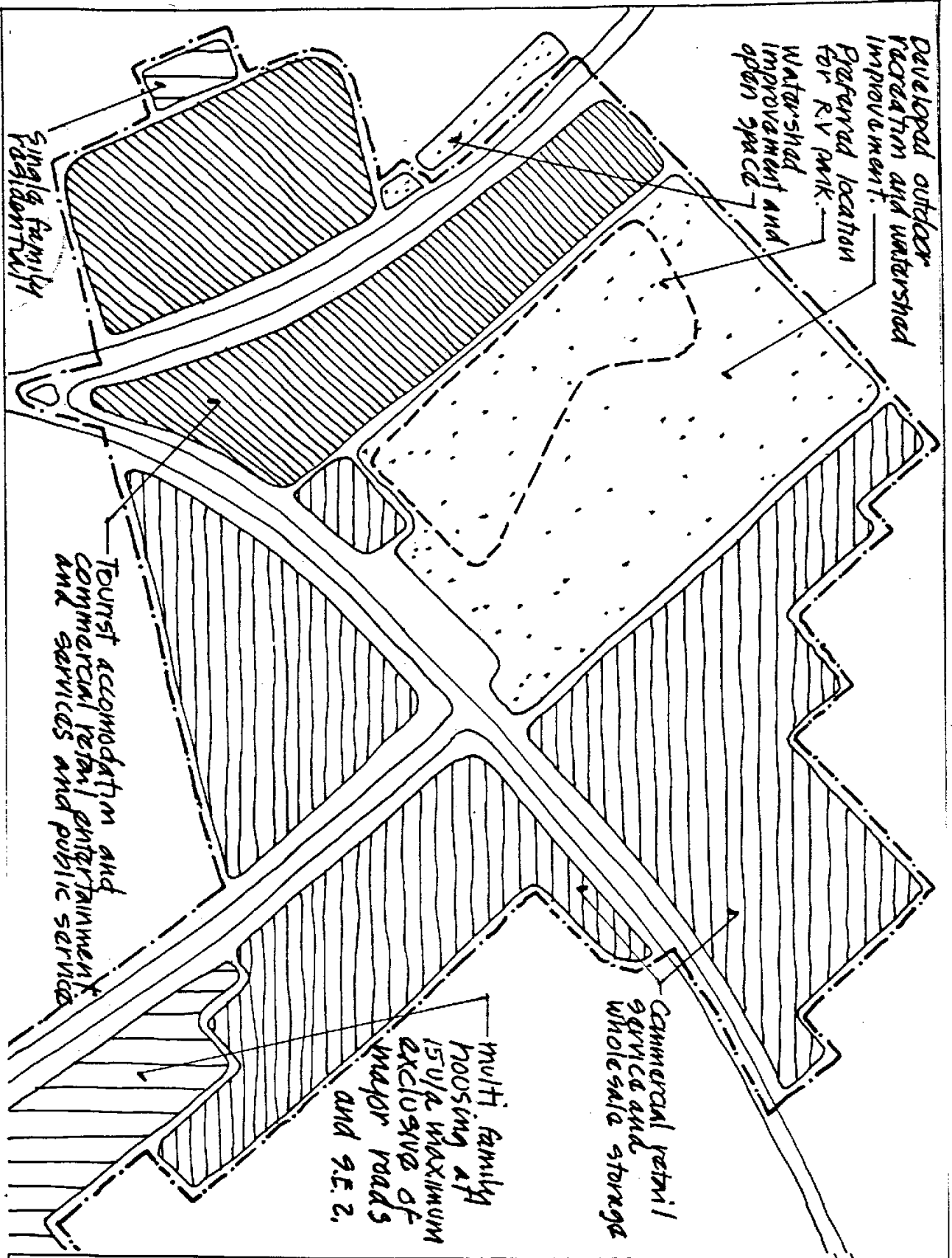


Figure 2

KINGSBURY GRADE

Land Use

▪ Lake Tahoe-Douglas Co. Community Plan ▪

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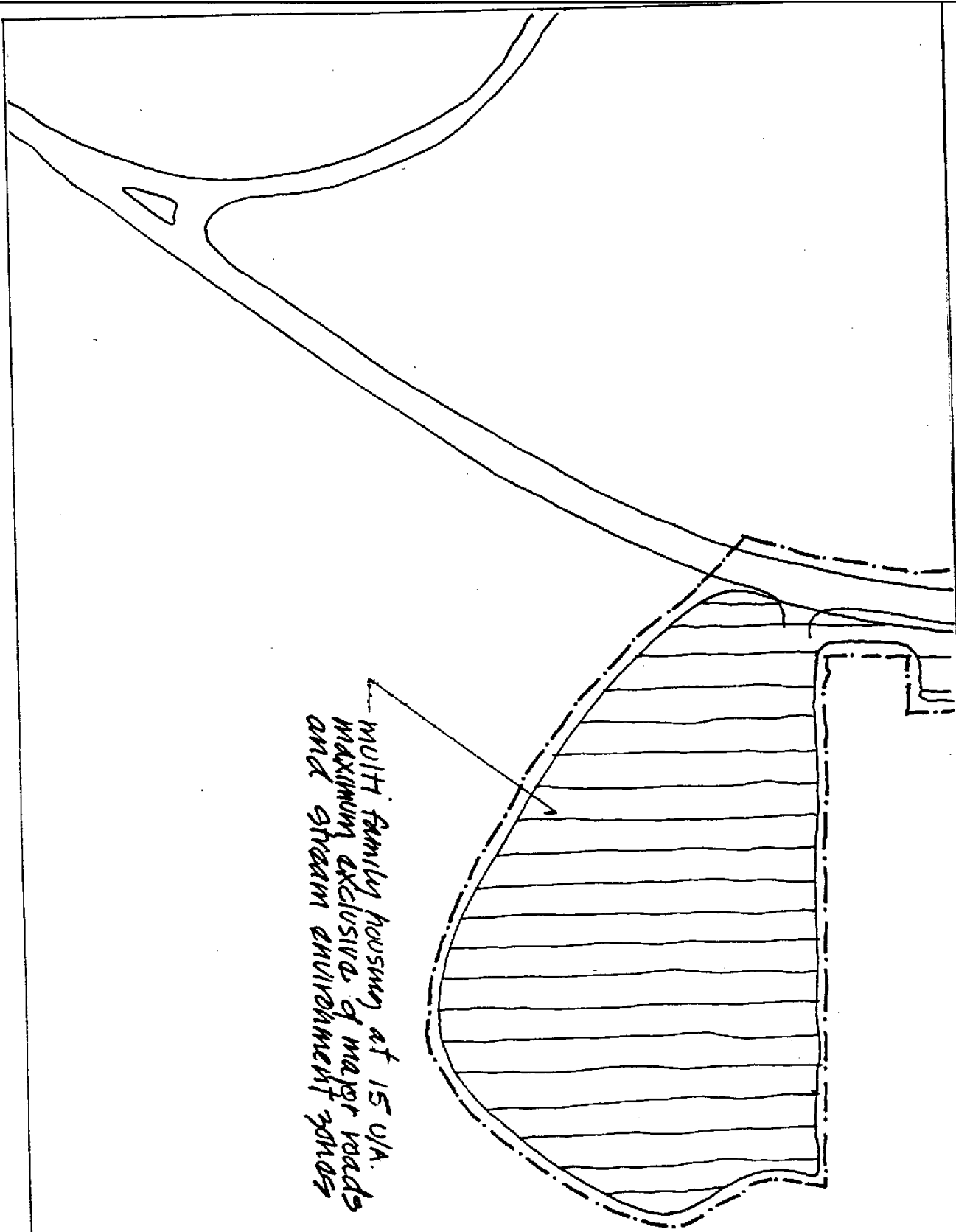


Figure 3

KINGSBURY GRADE

Land Use

▪ Lake Tahoe-Douglas Co. Community Plan ▪

EDAW
 ERA
 TJKM



3.3 Stateline

Plan Area Boundaries

- Maintain the area's current plan area boundaries (Figure 4).

Plan Area Theme

- Major tourist accommodation, retail and services (Figure 4).
- The casino core area should continue as a gaming and visitor recreation area. New uses and facilities should be aimed at broadening the range of recreational retail and tourist-oriented opportunities within close proximity of the casinos. The purposes of such a strategy are to enhance the visitor economy, to improve the natural and scenic environment and to contribute to basin-wide environmental thresholds.

Additional Commercial Floor Area

- Consistent with the findings of the market analysis, a total of 75,000 sq.ft. of additional commercial retail space will be permitted within the Stateline Area; of this total, 20,000 sq.ft. is from Douglas County's allocation. If the 3-lane Highway 50 roadway plan is implemented, this additional commercial space should be considered in conjunction with its pedestrian-oriented spaces.

Additional Tourist Accommodations

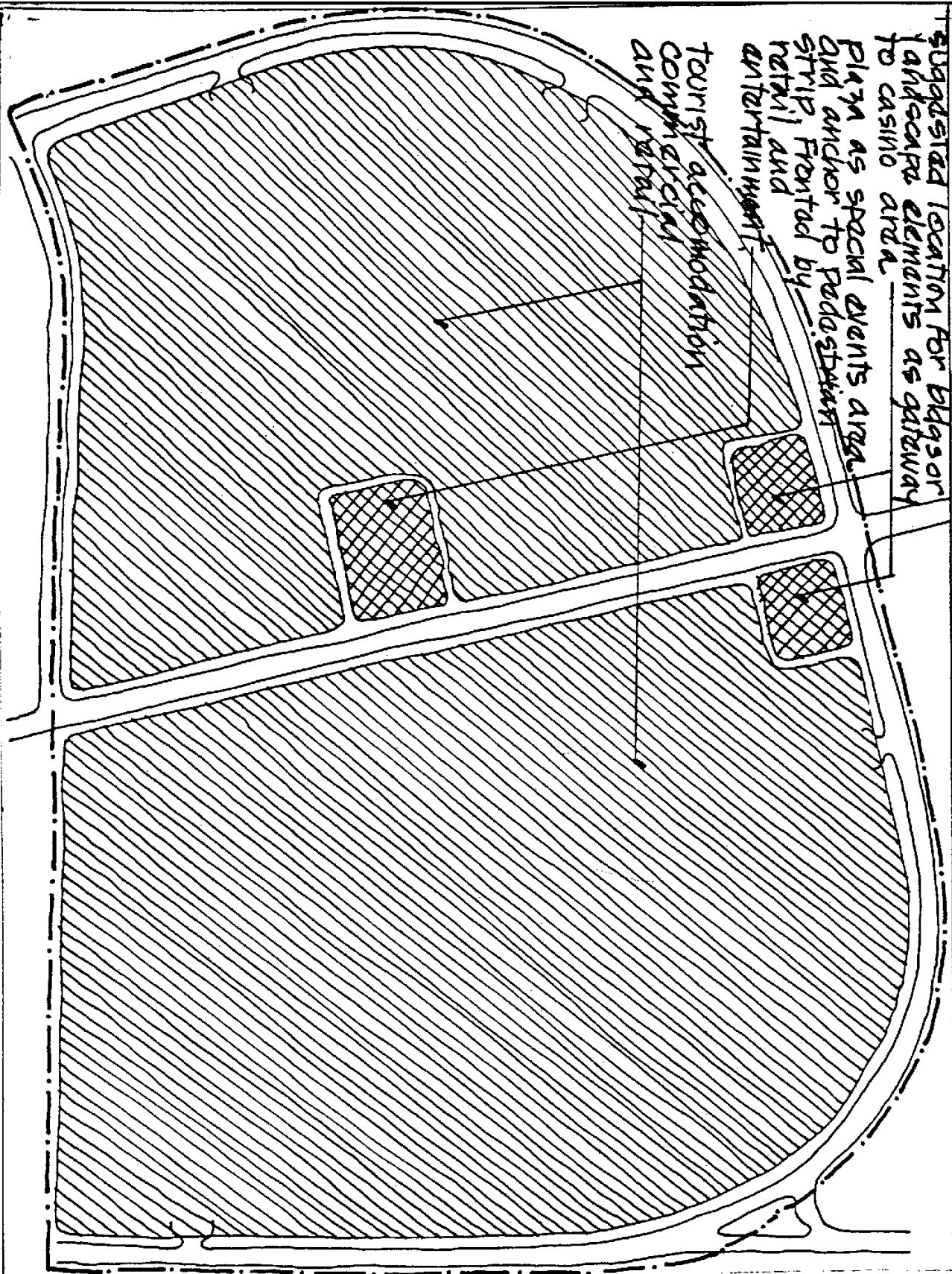
- In addition to previously approved units, additional tourist accommodation units are proposed.
- The casinos are encouraged to rehabilitate motel and hotel rooms in the City of South Lake Tahoe, in order to gradually improve the quality of lodging facilities available within walking distance of the core area.

Public Recreation Objectives

- Encourage improvement of the undeveloped land within the casino core area with walking trails, picnic tables, nature information and other recreational facilities as allowed under the Stream Environment Zone limitations.
- Provide improved pedestrian connections between plan areas along the proposed Lake Parkway Extension and along Highway 50.
- Provide connections to recreation areas located on the outside of the loop road.
- Additional winter and summer daytime PAOT's should be allocated.

Additional Plan Features to be Examined and Incorporated into the Plan if Feasible

- Consider transportation system improvements with the City of South Lake Tahoe, CalTrans, the TRPA Regional Plan, NDOT and Douglas County, as follows:
 - Narrow Highway 50 to 3 traffic lanes, plus turning bulbs (two-directional roadway).
 - Improve Highway 50 as a pedestrian oriented street with special paving, street furnishings, street coverings and transit facilities.
 - Widen the Loop Road to 5 lanes (two directions) on the east and maintain 3 lanes (two directions) on the west.
 - Improve the intersection of Highway 50 and Lake Parkway to provide additional turn lanes.
 - Construct a two directional local roadway between Lake Parkway and Kingsbury Grade (Lake Parkway Extension).
- Consider locating transit stops at each casino and other appropriate locations which could link with the regional transit system.
- Encourage improved entries to each of the casinos from the Loop Road. Coordinate directional signage to these entries with the City of South Lake Tahoe. Maintain existing entries along Highway 50.
- Establish a building envelope along Highway 50 which focuses all development along the casino strip, encourages infill of at-grade paved areas and sets maximum building heights. No limits are established for floor area ratios. The building envelope shall have its maximum height along Highway 50 and shall slope toward Lake Parkway where a maximum height of one story is encouraged.
- Encourage construction of shared employee and possibly customer parking structures on either side of Highway 50. These facilities could be financed through area-wide assessment districts and would help alleviate current parking problems. New parking facilities are not required to be shared facilities, however, all new parking facilities should be located within the Loop Road.
- Building and parking structure heights shall be in accordance with TRPA height restrictions. Building heights shall be greatest along the Highway 50 frontage and gradual decrease towards the Loop Road.



SUGGESTED location for big screen landscape elements as gateway to casino area

Plan as special events area and anchor to Pedestrian strip; Fronted by retail and entertainment

Tourist accommodation commercial and retail

Figure 4
STATELINE

Land Use
Lake Tahoe-Douglas Co. Community Plan

EDAW
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4. WORK PROGRAM

The following agreement between Douglas County and EDAW, Inc. represents the Community Plan work program.

STANDARD SERVICES AGREEMENT

This Agreement is made as of December 18, 1987, by and between Douglas County, Nevada ("Client") and EDAW, Inc., a California corporation.

As provided in this Agreement, EDAW will provide professional planning and design services for the following project (the "Project"):

Preparation of Community Plans for the Commercial Districts of Douglas County at Lake Tahoe.

Section 1. Scope of Services

- (a) EDAW will provide the "Basic Services" described in attached Schedule 1. The Basic Services will be provided in four phases ("Phases") as identified in Schedule 1. Each Phase shall be approved and accepted by Client, in writing, upon completion of such Phase(s). In addition, if authorized by Client, EDAW will provide the "Additional Services" described in attached Schedule 2. The Basic Services and the Additional Services authorized by Client shall be paid for by Client as provided below.
- (b) Certain of the Basic Services and Additional Services may be performed by consultants to EDAW, but EDAW will remain responsible for the full performance of such services.

Section 2. Fees for Services

- (a) EDAW's fees for Basic Services for each Phase described in Schedule 1 shall be as set forth in attached Schedule 3. EDAW's fees for Additional Services shall be billed on an hourly basis at EDAW's current standard rates or as stated in Schedule 2. EDAW's current hourly rate schedule is attached hereto as Schedule 4. EDAW's hourly rate schedule is adjusted on April 1 and October 1 of each year.
- (b) Fees and expenses of consultants to EDAW for services included within Basic Services or, where approved by Client, Additional Services shall be paid by Client in the amount invoiced to EDAW plus ten percent (10%) for handling and indirect costs.
- (c) Fees for any work required on an overtime basis, such as staffing to meet unanticipated expedited scheduling, will be invoiced at 1.5 times the normal billing rate.

- (d) The fees provided for in this Section 2 are based upon the assumption that Basic Services will be concluded, without Project delays. If the client causes a delay in the project schedule, as set forth in Schedule 1, of more than 30 days, EDAW shall have the right to collect an additional service fee of 2% of the total compensation described in Schedule 3. If, for any reason other than the direct fault of EDAW, services to be performed hereunder are delayed or suspended for more than sixty (60) days, EDAW's fees shall be increased based upon agreement to be negotiated between EDAW and Client.
- (e) In the event of extra services, "Reimbursable Expenses" shall include actual expenditures made by EDAW in the interest of the Project and will be billed at the actual cost to EDAW plus ten percent (10%) for handling and indirect costs. Reimbursable Expenses shall include, without limitation, costs of items such as the following:
 - (i) Copying of drawings, specifications, reports, cost estimates and other documents prepared in connection with the services of EDAW under this Agreement.
 - (ii) Duplicate mylars and other photographic products.
 - (iii) Renderings and models prepared by vendors.
 - (iv) Special models, perspectives or other promotional materials approved in advance by Client.
 - (v) Messenger service, special mailing, long distance telephone calls, telex and telecopy charges.
 - (vi) Fees and expenses of special consultants.
 - (vii) Cost of commercial carrier, public transportation, lodging, car rental, subsistence and out-of-pocket expenses. Private automobile travel will be provided at \$0.25 per mile.
 - (viii) Cost of computer time (CADD and other data processing).

Section 3. Payment Terms

- (a) An initial payment of \$15,500.00 shall be made upon execution of this Agreement, which amount will be credited to the outstanding balances on the final invoice(s) submitted to Client.
- (b) For each four (4) week period ("billing period") EDAW will submit invoices to Client for services and Reimbursable Expenses. Amounts invoiced for Basic Services will be in proportion to the services performed within each Phase during the preceding billing period and amounts invoiced for Reimbursable Expenses, consultants' fees and Additional Services will be based on amounts incurred and services performed prior to the invoice date.

- (c) Invoices are due and payable upon receipt. Interest, at the highest rate permitted under applicable law, will accrue on all accounts not paid within forty-five (45) days of the invoice receipt date and, in addition, Client shall pay all costs and expenses, including without limitation, reasonable attorneys' fees and expenses incurred by EDAW in connection with the collection of overdue accounts of Client. The Client will have a reciprocal right to reasonable attorney's fees incurred due to the collection of unfounded or inaccurate invoices.

Section 4. Client's Responsibilities

Client agrees to provide full, reliable information regarding its requirements for the Project and, at its expense, shall furnish the information, surveys and reports, if any. In addition, Client agrees to provide, at its expense and in a timely manner, the cooperation of its personnel and such additional information with respect to the Project as may be required from time to time, to be provided by Client for the performance of EDAW's work. Client shall designate a Project Representative authorized to act on behalf of Client with respect to this Agreement and agrees to render any decisions promptly to avoid unreasonable delay to the Project and the performance of EDAW's work.

Section 5. Termination

This Agreement may be terminated by either Client or EDAW by giving written notice at least thirty (30) days prior to the date of termination. In the event of such termination, Client shall pay EDAW for services and Reimbursable Expenses performed or incurred prior to the termination date.

Section 6. Access to the Site; Photographs

EDAW and EDAW's employees and consultants shall have access to the Project site at all reasonable times and shall be permitted to photograph the Project during construction and upon completion for its records and future use.

Section 7. Use of Documents

Plans, drawings and specifications prepared or provided by EDAW hereunder are prepared for this Project only, but may be used by EDAW for purposes of illustrating the scope and nature of project involvement. EDAW shall provide Client with a reproducible set of drawings and specifications for its records. They shall not be used by Client for other projects or extensions to the Project without the written agreement of EDAW, and Client agrees to indemnify EDAW and hold EDAW harmless from and against any and all claims, demands, losses, costs, liabilities and damages arising out of or related to such unauthorized use.

Section 8. Arbitration

Any disputes, claims or other matters arising out of or relating to this Agreement or the breach hereof shall be settled by arbitration in Douglas County, Nevada, in accordance with the Rules of the American Arbitration Association and judgment upon the award rendered by the arbitrators may be entered in any court having jurisdiction thereof. In the event of any arbitration or other legal proceedings pertaining to this Agreement, including the enforcement of any arbitration award, the prevailing party shall be entitled to recover all legal expenses incurred including reasonable attorneys' fees.

Section 9. Miscellaneous

- (a) Client and EDAW each bind itself and its successors and assigns to this Agreement. Neither Client nor EDAW shall assign or transfer its interest in this Agreement without the written consent of the other.
- (b) This Agreement represents the entire Agreement between Client and EDAW. This Agreement may be amended only by a writing signed by both Client and EDAW.
- (c) This Agreement shall be governed by Nevada law.

EDAW, Inc.,
a California corporation

By *Michael H. Blau* VP for
David H. Blau
Its Vice President

By *Laurence A. Kennings*
Laurence A. Kennings
Its Principal

Douglas County,
State of Nevada

By *Michael Fischer*
Michael Fischer, Chairman Douglas County
Board of Commissioners
Its _____

R. Strong

SCHEDULE 1

Basic Services

SCOPE OF WORK

PHASE I -- PROJECT INITIATION/INITIAL ASSESSMENT

Task 1 -- Project Initiation

Methodology: Prior to the preparation of the final Scope of Work, the EDAW team will meet with County staff and, if necessary, members of the planning team, to determine the exact intent of every task and the specific products anticipated. It is our intent to make the COMMUNITY PLANS FOR COMMERCIAL DISTRICTS useful, rather than documents that merely meet the letter of the law. During this phase, we will work with County staff to establish a more refined schedule, that includes dates for planning team meetings.

The optional tasks that are proposed in this Scope of Work, including Community Workshops, additional tasks by ERA and further biological and archaeological analysis, should be reviewed at this time and decisions made on which items to proceed with.

Additionally, we are assuming that a Focused Environmental Impact Statement will be required as a part of this assignment, with an emphasis on traffic, air quality, noise, visual effects and hydrology. We will use the recently prepared "Roundhill to Stateline Transmission Line EIS" as a model for format and level of detail. We also assume that TRPA and Douglas County will prepare the Notice of Preparation for this EIS.

We propose that an EXPECTATIONS WORKSHOP be held to clearly define the intentions and perceptions of the planning team and the Steering Committee.

Products: A refined Scope of Work and schedule. EXPECTATIONS WORKSHOP.

Schedule: First two weeks of assignment.

Team Members: EDAW's Principal-in-Charge, Larry Kennings, Project Manager, Shelley Poticha, and Project Designer, Larry Dodge.

Task 2 -- Assemble Existing Data

Methodology: The EDAW team will identify, with the assistance of County staff and other organizations, all the sources of information pertinent to the Community Plans and the environmental documents. These sources will include the Douglas County, TRPA, South Lake Tahoe, States of California and Nevada transportation departments, individual private development projects, chambers of commerce, and knowledgeable individuals. The consultant will also review TRPA models and standards for use in subsequent tasks. These models include those used in determining surface runoff loads and traffic. EDAW is familiar with and has used the CALINE 4 air quality model. IPES files will also be reviewed where applicable.

The purpose of the preliminary review will be to familiarize the consultant team with the available data and key development issues that will be the focus of detailed analysis in the subsequent phases.

Products: Data base and library of materials and analytic techniques for use by the planning team. Identification of additional field work that may be necessary to complete the environmental impact statement.

Schedule: First three weeks of assignment.

Team Members: EDAW, ERA, TJKM staff at various levels depending upon the data sources.

Task 3 -- Refine Base Maps

Methodology: The EDAW team will work with the County, to prepare drafted base maps of the commercial districts. Using the County's assessor maps, we will prepare accurate base maps that could be digitized by the County into a computerized database at a later date.

Products: Stable base mylar maps at 1" = 100' scale for the Community Plan Areas.

Schedule: First month of assignment

Team Members: EDAW staff.

Task 4 -- Review Existing Data; Existing Standards for Adequacy and Relevance; Statement of Needs and Opportunities. Determine Existing Conditions.

Methodology: Each member of the EDAW team will review their portions of the existing data (e.g., community facilities, environmental, economic, transportation, land use, proposed development projects) and existing plans and standards to determine how much of the existing material can be used in developing the new plans. Particular attention will be given to TRPA's January 7, 1987 Plan Area Statements and to the various regional performance targets and best management practices.

Products: A thorough review of the existing data and existing standards and an evaluation of the usefulness of the material. A list of new data or new field work needed to complete the updated plan will be prepared as appropriate. Statement of needs and opportunities to be included in the Phase I, Initial Assessment Report.

Schedule: First month of assignment.

Team Members: EDAW, TJKM, ERA staff as necessary.

Task 5 -- Review Goals and Objectives; Identify Possible Constraints

Methodology: A preliminary set of goals and objectives would be established as a greater elaboration of the Regional Plan Goals and Policies. The purpose of setting such Community Plan Goals and Objectives is to give immediate focus and direction to analysis conducted during

the Initial Assessment, the Preliminary Plan and the Community Planning Phases. We propose to hold two workshops with the Steering Committee -- one during the third week to be followed by the second a week later.

Products: A written review of the existing goals and objectives to determine their significance to the current planning effort; a meeting with the planning team to discuss potential community plan goals and establish new goals as necessary and two workshops with the Steering Committee. A written set of tentative goals and objectives that would be used, revised and clarified throughout Phase I. The Tentative Goals and Objectives would be presented in the Phase I report.

Schedule: First month of assignment.

Team Members: Planning Team, Steering Committee, EDAW.

Task 6 -- Community Workshop

Methodology: Using the information gathered in Phase I, EDAW will make a presentation at one Community Workshop. The purpose of this workshop is to inform the community at-large of the proposed project and its schedule.

Products: Informational workshop, written summaries of participant's comments.

PHASE IIa -- PRELIMINARY PLAN

Task 7 -- Prepare Land Use Data Base

Methodology: Using existing land use information, supplemented where needed for field review, a table will be prepared of existing land uses including vacant sites.

Products: Land use data base measured in appropriate units (e.g., acres of vacant land, estimated square footage of commercial/casino space, hotel/motel rooms, dwelling units).

Schedule: Weeks four and five of assignment.

Team Members: EDAW with help from TRPA, Douglas County.

Task 8 -- Review and Update Demographic Forecasts

Methodology: The Consultant will review Douglas County and TRPA population, housing and employment projections prepared for the region and the County as a whole as well as for the commercial districts.

Products: Population, housing and employment section of the Phase II technical report and Existing Conditions section of the EIS. Estimate of employee housing need, including number of units and costs.

Schedule: Weeks four and five of the assignment.

Team Members: EDAW.

Task 9 -- Review Public and Community Facilities

Methodology: The Consultant, working with the County and TRPA staff, will analyze the water and sewer capacities and limitations within the commercial districts. The analysis will also include identification of public safety and social needs such as recreation, day care centers, schools, public health and other public facilities/services. The current level of public facilities/services will be compared against Regional Plan and other public service standards in order to help establish new standards and public facility/services needs in and around the commercial districts.

Products: Public and Community Facilities section of the Phase II report, and Existing Conditions section of the EIS.

Schedule: Weeks four and five of assignment.

Team Members: EDAW.

Task 10 -- Prepare Needs Assessment

Methodology: One of the most important components of this process is the Needs Assessment which will determine the land use program for the three areas. The mix and amount of existing uses and their geographic and functional relationship will be determined and analyzed. The plan area uses will be compared to the regional use mix pattern.

As applicable, the demand for additional uses will be estimated (expressed in major commercial and tourist categories) for the short and long term. As applicable, future growth and shrinkage, as well as redevelopment opportunities will be estimated. The pattern of change will be evaluated in qualitative and quantitative terms. We will also estimate the unmet demand for public recreation opportunities in the three plan areas.

ERA will investigate the economic and market forces at work in the regional and local economy to determine the pressures for additional commercial development in Douglas County over the next 15 to 20 years. These forces include tourism, gaming, second home development, skiing, tax law differences between California and Nevada, etc. We will then compare the scenic and locational strengths and weaknesses of Douglas County to competing areas in the Tahoe basin and elsewhere.

The above analysis will enable us to estimate countywide demand for the following uses:

- casino hotels;
- smaller hotels which do not offer gaming or entertainment as central attractions;
- a conference facility independent of any hotel;
- recreational vehicle parks;
- housing for employees; and
- retail support facilities.

Products: Working paper on the tourism market support for additional development in Douglas County and 5-year and 20-year forecasts prepared for the baseline.

Schedule: Week eight of assignment.

Team Members: ERA.

Task 11 -- Analyze Current/Future Traffic Conditions

Methodology: Current 24-hour traffic volumes are required for all major arterials and important collector roads to adequately calibrate the traffic model and develop a data base upon which to project future traffic information. Using TJKM traffic counting equipment, daily counts will be taken on a maximum of 12 major arterials and important collector roads. A review of the counting program will be made with Douglas County and TRPA to obtain their approval as to the streets to be counted.

In determining future traffic projections, the Consultant would confirm the size of the areas to be studied. For example, the City of South Lake Tahoe redevelopment area which is immediately adjacent to Douglas County may be considered as part of the study area. Modification or adjustments to the study areas and traffic zones would occur with Douglas County and TRPA. Through the use of cordon stations along the external perimeter of the study area, it will be possible to account for external traffic that would proceed through the study area.

TJKM would use the MINUTP traffic model for all of the future traffic projection work. The MINUTP model will be developed to be compatible with the TRPA quick response model (QRS). The QRS model consists of fifty zones in Douglas County and the Consultant will establish a traffic zone pattern that will be contiguous with the TRPA model.

The first step in the traffic projection process would be to generate trips in each of the traffic zones. Using the MINUTP gravity model, it would first be necessary to calibrate the model by assigning trips from existing land use and comparing this with the traffic volume data base. After the model is calibrated, a series of traffic modeling runs would be made for several alternative circulation plans as determined by the Consultant with Douglas County and TRPA. In addition, traffic modeling runs would be made for varying degrees of model split and possible Transportation Systems Management (TSM) or vehicle miles traveled (VMT) reduction efforts. Both peak hour and daily models will be developed.

Information will be collected on land configurations. After evaluating geometrics at critical intersections, a capacity analysis for existing traffic volumes would be completed. The critical lane method of capacity analysis would be used and would show the results in volume-to-capacity (V/C) ratio and level of service (LOS). The final portion of this task would be to complete the capacity analysis on the existing street network for future traffic projects. Locations that exceed LOS C would be mapped in Task 14.

Products: Traffic counts, traffic forecasts, capacity analysis of the existing street system.

Schedule: By week eight of assignment.

Team Members: TJKM.

Task 12 -- Analyze Existing Archaeological Conditions (Optional)

Methodology: If deemed necessary, Archaeological Research Services will be contracted to prepare a literature search for the areas that extend beyond the "Roundhill to Stateline Transmission Line EIS" boundaries.

Products: Archaeology section of the Phase II report and Existing Conditions section of the EIS.

Schedule: Weeks four and five of the assignment.

Team Members: Archaeological Research Service.

Task 13 -- Analyze Existing Biological Conditions (Optional)

Methodology: If deemed necessary, BioSystems Analysis, Inc. will be contracted to prepare a survey of wildlife and biotic conditions in the areas that extend beyond the "Roundhill to Stateline Transmission Line EIS" boundaries. Special habitat and wildlife in the study area will be identified.

Products: Biological section of the Phase II report and Existing Conditions section of the EIS.

Schedule: Weeks four and five of the assignment.

Team Members: BioSystems Analysis, Inc.

Task 14 -- Map Environmental Setting Factors

Methodology: The Consultant will map the natural features and environmental setting factors, including existing proportion of impervious surface of developed and vacant land in and adjacent to the commercial districts. The mapping will include, if appropriate, stream environmental zones, fish habitat, air quality data (if available) and noise contours (if available). The analysis will include a survey of scenic, visual and landscape resources in the three commercial districts.

Products: Camera ready original maps at a scale and detail suitable for ongoing planning and for the EIS. Text describing existing environmental conditions.

Schedule: Weeks four through eight of assignment.

Team Members: EDAW.

Task 15 -- Map Opportunities and Constraints Within Each Commercial District

Methodology: Once the site and environmental characteristic maps, demographic and community facilities analysis is complete, a land capability analysis of a constraints and opportunities analysis will be prepared for each of the five commercial districts. Sensitive environmental areas, hazard zones, stream environment zones, locations with severe traffic congestion, areas with high development potential, areas with traffic impacts and other relevant characteristics will be identified and mapped.

Products: Map and text of Opportunities and Constraints.

Schedule: Weeks six through ten of assignment.

Team Members: EDAW.

Task 16 -- Prepare Refined Commercial Districts Objectives, Policies, Targets and Standards

Methodology: Using the data and the analysis work accomplished through Task 12, the Consultant team would prepare a proposed plan boundary, including those of the commercial incentive areas, and suggest estimations of the need for additional commercial floor area and hotel/motel accommodation. Objectives, standards, and targets would also be recommended for public recreation, vehicle trip reduction, land coverage targets, and other threshold related targets. Targets would also be established for employee housing.

Products: The Preliminary Plan for the three commercial districts.

Schedule: Weeks eight through ten of assignment.

Team Members: EDAW planning staff will prepare using materials developed by the entire team.

Task 17 -- Review of Results of Phase IIa With Steering Committee and Planning Team

Methodology: At a site convenient to the Steering Committee and Planning Team (e.g., the TRPA downstairs conference room), the EDAW team will review the results from Phase IIa in an informational forum. Where applicable, photographic slides of existing conditions and mapped data will be used to present the findings. Printed summaries of the presentation materials will be available to the Steering Committee and Planning Team, as will full-size prints of the mapped data. The main purpose of the forum is to present an analysis of the existing conditions found in each of the three community plan areas and to review the results of the needs assessment.

Products: Informational forum, written summaries of findings regarding existing conditions and needs assessments, photographic slide presentation (with script) suitable for presentation by community groups and decision-makers.

Schedule: During weeks eleven and twelve of assignment.

Team Members: EDAW, ERA, TJKM as needed at Informational Forum.

Task 18 -- Community Workshop

Methodology: Using the information prepared during Phase IIa, EDAW will make a similar presentation to a larger audience at a Community Workshop. The purpose of this workshop is to inform the community at-large of the proposed project, to present the existing conditions data and results of the needs assessment and to receive feedback from community members on their concerns about the project.

Products: Informational workshop, written summaries of participants' comments.

Schedule: Week twelve of the assignment.

Team Members: EDAW.

PHASE IIb -- WORK PROGRAM

Task 19 -- Prepare Work Program

Methodology: After the results of the first two Phases are reviewed by the Steering Committee and the Planning Team, EDAW will prepare a detailed work program for Phase III, including a schedule of tasks, involvement requirements for staff and the Steering Committee and Planning Team.

Products: A revised Scope of Work and Schedule, including meeting dates for the Steering Committee and involvement requirements for the Planning Team and other staff.

Schedule: Weeks eleven and twelve of the assignment.

Team Members: EDAW Project Manager, Planning Team Chairman.

PHASE III -- COMMUNITY PLANNING

Task 20 -- Refine Goals and Objectives (Optional)

Methodology: Based upon the review of the constraints and opportunities and goals from Phase I, the EDAW team will prepare a draft set of refined goals and objectives for the three plan areas. These draft goals and objectives will be submitted to the Steering Committee for review. A discussion of the refined goals will be held at a workshop session. Once the Steering Committee has approved the refined goals and objectives, the EDAW team will use them to evaluate the alternative land use plans.

Products: A draft set of refined goals and objectives, submitted to the Steering Committee one week before the review workshop. A review workshop to receive comments and approve the final goals and objectives.

Schedule: Draft goals and objectives submitted to Steering Committee during week thirteen of assignment. Review workshop held during week fourteen of assignment.

Team Members: EDAW.

Task 21 -- Identify Issues and Problems

Methodology: This task is based upon the assumption that the EDAW team was able to adequately identify the physical and political constraints and opportunities related to development in the five plan areas, as well as complete the needs assessment and identify standards during Phase IIa. If any refinement is necessary, additional planning efforts will be completed as soon as possible after Phase III commences. We will then conduct a workshop with the Steering Committee where we will spend approximately 1/3 of the allocated time reviewing the constraints or problems facing the five community plans. We will then identify the most important or most significant problems, isolating them from the less important ones. We will then spend approximately 2/3 of the workshop time generating ideas to solve those problems. Near the end of the workshop, we will again prioritize the ideas for the purpose of creating land use concepts for each of the three community plan areas. Each concept should represent the basis for a community plan. The EDAW team will then take each plan concept and prepare two or three alternative community plans for review at the next workshop.

Products: A review and prioritization of problems related to each of the three plan areas. A set of prioritized ideas to solve each problem. An idea or set of ideas representing a land use concept for each of the three plan areas.

Schedule: Workshop should occur during the fifteenth or sixteenth week of the assignment.

Team Members: EDAW.

Task 22 -- Prepare Alternative Solutions

Methodology: The EDAW team will prepare a series of alternative land use plans that achieve the intent of the concept created for each of the plan areas. Two or three alternatives may be sufficient for each of the three areas. We will prepare these alternatives at a suitable scale (e.g., 1" = 100') for presentation to the Steering Committee during a workshop session. Each alternative will be summarized in narrative form, including a discussion of the relevant environmental issues. These alternatives will also be used for analysis in the EIS.

Additionally, once the expected long-term countywide demand has been established, ERA will evaluate the different existing and proposed commercial districts in Douglas County and forecast which commercial uses are most likely to be successful in which districts. We will then assist the planning team in allocating the amount of countywide demand (by acres, square feet, or units) to the different existing or future commercial districts.

When the various planning solutions, such as transportation improvements and environmental mitigation measures, are proposed, ERA will discuss how each of these solutions is likely to influence existing property interest and the viability of future commercial development opportunities identified by the market analysis. The selection of the final alternative for each commercial area can then be based not only on ability to satisfy environmental standards but also on the ability to serve the economic interests of Douglas County, the property owners and future businesses.

Products: Two or three alternative land use plans for each concept established for each plan area. Written narrative describing each alternative, including the relevant environmental issues.

Schedule: Begin immediately after the idea generation workshop when the concepts are identified. Probably completed by week twenty-two.

Team Members: EDAW, ERA, TJKM.

Task 23 -- Community Workshop to Present Alternatives

Methodology: In order to receive responses from the community on the proposed land use alternatives, we propose to present them at a Community Workshop. Each alternative and its relevant environmental issues will be summarized in narrative form with the aid of presentation maps. Comments received during this session can then be of assistance to the Steering Committee in selecting a preferred alternative.

Products: Informational workshop, written summaries of participants' comments.

Schedule: Week twenty-three of the assignment.

Team Members: EDAW.

Task 24 -- Review Alternative Land Use Plans - Select Preferred Alternative

Methodology: Using the workshop format, EDAW will review the alternative land use plans for each community plan area with the Steering Committee. Each alternative will be evaluated using the goals, objectives and policies established in Phase I and finalized in this Phase. After testing each alternative against the goals, objectives and policies, EDAW will assist the Steering Committee to rank each alternative by plan area. The highest ranked alternative then becomes the Preferred Alternative. It is possible that the Preferred Alternative could be a composite of parts from one or more alternatives. Once a preferred alternative is selected, the EDAW team will refine each of the three community plans as a Draft Community Plan suitable for public review and action by the boards and commissions.

Products: Steering Committee workshop for the purpose of evaluating the various alternative community plans and selecting a preferred alternative.

Schedule: Week twenty-three of assignment.

Team Members: EDAW, TJKM, ERA.

Task 25 -- Refine Preferred Alternative Community Plans

Methodology: Based upon the comments received at the Steering Committee workshop, EDAW will refine the preferred alternatives for each community plan area. These refined plans will then be submitted to the County for public review during the last phase of the assignment.

Products: Narrative text, land use plans, diagrams and tables in an 8¹/₂ x 11-inch booklet form, with plan maps at 1" = 100' scale. Camera ready original materials (unbound), ten bound copies of each plan.