

**TRPA
APC
PACKETS**

**FEBRUARY
1989**

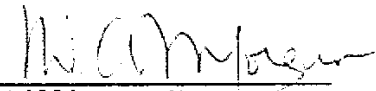
Feb 1989
APC

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 February 8, 1989, at the TRPA office, 195 U.S. Highway 50, Zephyr Cove, Round Hill, Nevada. The agenda for said meeting is attached hereto and made a part of this notice.

February 1, 1989

By:


William A. Morgan
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 195 U.S. Highway 50
Zephyr Cove, Nevada

February 8, 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. Approval of the Preliminary Community Plan for Douglas County (Round Hill, Kingsbury and Stateline)
 - B. Adoption of Redevelopment Plan for the City of South Lake Tahoe and Related Amendments of the Regional Plan Overlay Maps (PASS 089B, 091, 092 and 093) - Status Report Only, Public Hearing Continued to March 8 APC Meeting (Status report will include discussion on redevelopment agreement and the EIS/EIR.)
 - C. Amendment of Chapters 20 and 25 (Best Management Practice Requirements) to Modify Method for Calculating Mitigation Fees for Multiple Users of Rights-of-Way and to Determine Responsibility for Retrofitting Such Rights-of-Way With Best Management Practices - Status Report Only, Public Hearing Continued to March 8 APC Meeting
- V PLANNING MATTERS
 - A. Finding of Technical Adequacy, Final EIS - Sierra Pacific Power Company Roundhill Substation to Stateline Substation 120 kV Transmission Line
 - B. Status Report on Scenic Quality Management Package Including Code Chapters 26 (Outdoor Advertising Standards), 30 (Design Standards), 2 (Definitions) and 4 (Project Review and Exempt Activities), Design Review Guidelines, and Scenic Quality Improvement Program
 - C. Discussion of Payment of TRPA Mitigation Fees and Issuance of County Building Permits
 - D. Status Report, Draft EIR/EIS for the South Lake Tahoe Redevelopment Project No. 1
- VI ADMINISTRATIVE MATTERS
 - A. Scheduling an APC Meeting Away from TRPA Office

VII REPORTS

- A. Executive Director
- B. Legal Counsel
- C. APC Members
- D. Public Interest Comments

VIII RESOLUTIONS

- A. For Former APC Members John Glab and Mike Van Wagenen
- B. For Former Chairman Alice Becker

IX CORRESPONDENCE

X PENDING MATTERS

XI ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

P.O. Box 1038

Zephyr Cove, Nevada 89448-1038

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(702) 588-4547

MEMORANDUM

January 31, 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, (December 29, 1988). Copies are 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 has included the support documents, which include a preliminary draft of the Douglas County Community Plan and EIS and a needs assessment prepared by ERA.

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.

Subsequent to the December APC meeting, other issues arose, some of which affected the preliminary CPs, and which required further meetings. This delayed the resubmittal of the preliminary CPs until the February APC meeting. At this point there is no identified issue that must be resolved in the approval of the preliminary plans.

1/31/89

AGENDA ITEM IV.A

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

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 and pages 8, 10, and 14
- Estimates of commercial floor area and tourist accommodation units - see pages 8, 10, and 14
- Public Recreation Objectives - see pages 3, 8, 10, and 14, Table 1
- 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
- Environmental Documentation required - see page 1

Recommendation: Staff recommends the APC recommend Governing Board approval of the Preliminary Plan and Work Program, Douglas County Community Plan, (December 29, 1988), 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 land capability classification for the community plan areas is tentative and Regional Plan amendments will be required in conjunction with the adoption of the final community plan to delineate land capability district boundaries.

Please contact Gordon Barrett at (702) 588-4547 if you have any questions or comments on this agenda item.

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

December 29, 1988

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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.

Because the Douglas County Steering Committee has, in an effort to recommend a preferred alternative which is considered realistic and able to be implemented, gone beyond the requirements of the preliminary plan to a greater level of detail, only a summary of their proposed plan is provided in the subsequent sections. An Administrative Draft of the Community Plan and the Initial Assessment is available upon request.

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.
- Provide landscaping improvements which identify community focal points and gateways, and establish each commercial area as a distinct and memorable place.
- 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.
- Meet the TRPA 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.
- Link the three Community Plan Areas with bicycle and pedestrian trails.
- Support a diverse range of land uses and physical improvements in each Community Plan Area in order to limit the need for residents and visitors to travel by car.
- Implement a consolidated shuttle 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

- Provide 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. 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.

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	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Adjacent to the Plan Areas, Burke Creek is classified as marginally good quality and Edgewood Creek is classified as good quality fish habitat. 	<ul style="list-style-type: none"> • In conjunction with restoration of SEZ, restore all stream habitat in SEZ restoration target areas. 	<ul style="list-style-type: none"> • Combined with SEZ target.
<ul style="list-style-type: none"> • 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. 			

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.
- State Line 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, SRT 3.
- Unit 31, Meadow: TRR 14, SRT 2.
- Unit 32, Casino Area: TRR 11, SRT 2.
- Unit 43, 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.

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 skotzone 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.

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/lhr
- Reduce particulates and nitrates to improve visibility
- Preliminary data shows Carbon Monoxide levels at 11 ppm/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.
- 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.

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

- Two sites have the potential 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.

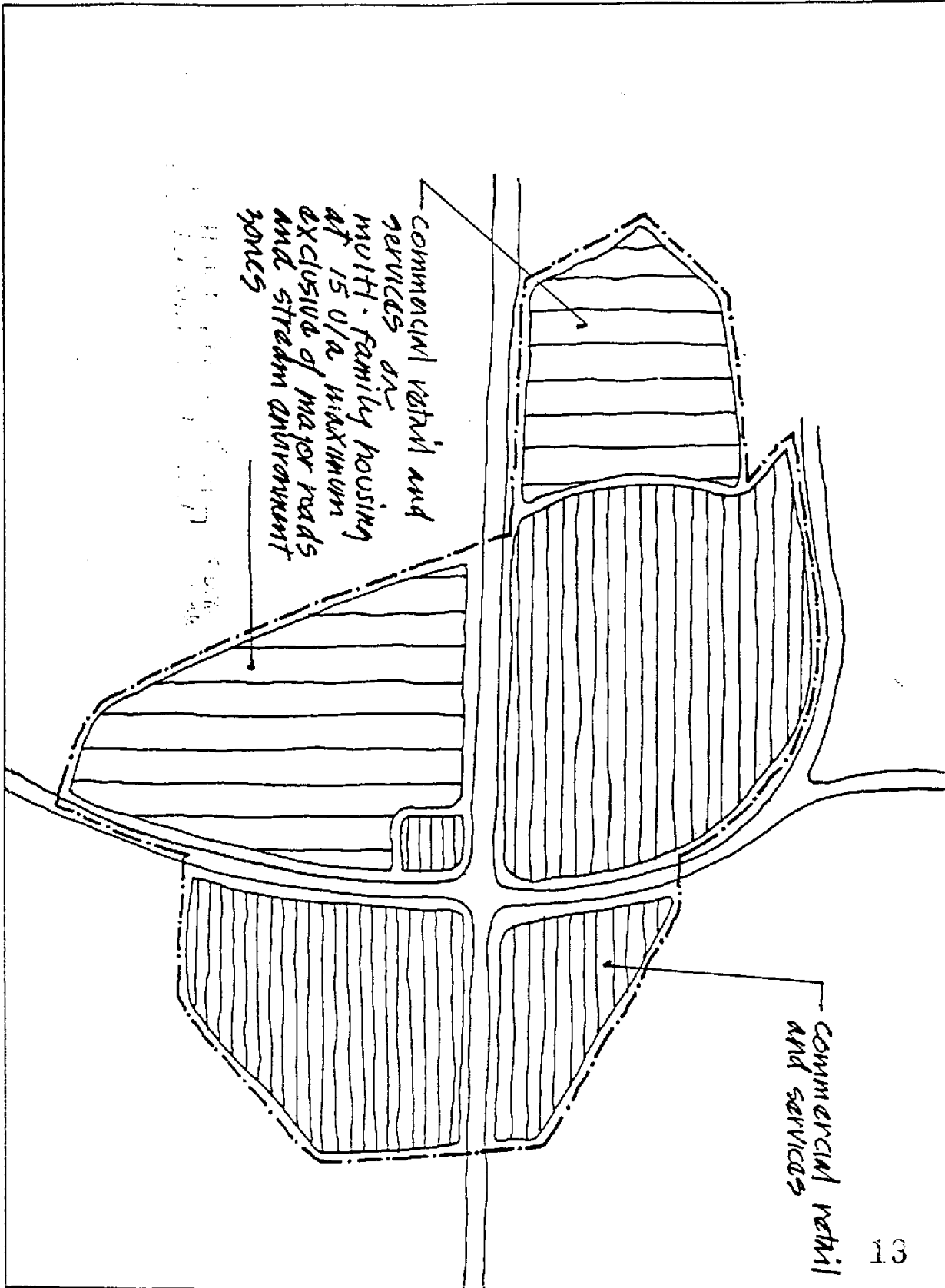


Figure 1
ROUND HILL

Land Use

▪ Lake Tahoe-Douglas Co. Community Plan ▪

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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).

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

- An Additional 50-80 tourist accommodation units are proposed to be located along the Highway 50 portion of the plan area.

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 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.

- 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

- A two-lane local roadway should be constructed between Kingsbury Grade and Lake Parkway to provide an alternative route to Highway 50 and alleviate traffic congestion on Highway 50. Intersection improvements at this Lake Parkway Extension and Kingsbury Grade should be provided to ensure smooth traffic flow. 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.
- 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.