

**TRPA  
APC  
PACKETS**

**JUNE  
1989**

APC  
June 1989

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 June 14, 1989, at the TRPA conference room, 195 U.S. Highway 50, Zephyr Cove, Nevada. The revised final agenda for said meeting is attached hereto and made a part of this notice.

June 7, 1989

By: \_\_\_\_\_

*W.A. Morgan*

William A. Morgan  
Executive Director

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

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

June 14, 1989  
9:30 a.m.

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FINAL REVISED 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 the Recreation Facilities List for 1989-93
  - B. Amendment of the Public Facilities List for 1989-93
  - C. Scenic Resources Management Package, Including Adoption of Chapter 26 (Signs) and Design Review Guidelines; Amendment of Chapters 30 (Design Standards), 2 (Definitions), 4 (Project Review and Exempt Activities), and 12 (TRPA Regional Plan Maps); and Finding of Technical Adequacy and Certification of the Environmental Impact Statement
  - D. Amendment of Chapter 20 (Land Coverage Standards) Regarding Land Coverage Transfer Requirements for Erosion Control Projects and Environmentally Oriented Projects (continued to July)
  - E. Adoption of Master Plan for South Lake Tahoe Bijou Park and Related Amendments to Plan Areas 101 (Bijou Meadow) and 098 (Bijou/Al Tahoe)
  - F. Environmental Impact Statement for the South Tahoe Public Utility District 0.2 MGD Wastewater Treatment Facility Expansion (continued to July)
- V PLANNING MATTERS
  - A. Amendment of the Code, Goals and Policies, and Plan Area Statements to Make Them Consistent with the Water Quality Management (208) Plan
- 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

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## MEMORANDUM

Date: June 1, 1989  
To: The Advisory Planning Commission  
From: Agency Staff  
Subject: Amendments to the Five Year Recreation List (1989-1993)

At the Governing Board meeting, January, 1989, the Board approved the Five Year Recreation List of projects to be constructed from 1989 through 1993. Several projects listed last January in Appendix C, Projects with Insufficient Information, were planned for construction in 1989. In order to allow permits for those projects to be approved for this year's construction season, the Board agreed to consider amendments to the recreation list in the spring.

Staff contacted the applicants for each project which was scheduled, at least tentatively, to begin construction before the January adoption of the 1990-1994 Recreation List to gather the additional information necessary to have their projects listed. Information was submitted on the following projects to make the findings necessary to allow them to be added to the list (See Attachment A).

Incline Village Community Center  
Meyers Visitor Information Center  
Obexers' Marina Expansion\*  
North Tahoe Marina Expansion\*  
Bijou Community Park  
Regan Beach West Park  
El Dorado Campground Restroom Improvement

(\*Marina expansions not exceeding ten slips and ten buoys do not require master plans, so they are eligible for the five year recreation list.)

For more details regarding the preparation of the list, please refer to Attachment B. The information on each of the proposed projects will be subject to verification upon receipt of a permit application. Inclusion on the list does not constitute any approval of the project.

Recommended Action: Review the attached proposed additions to the five year recreation list and the explanatory material. Comment as appropriate, and recommend approval of the amendment of the list by the Governing Board adding the projects to the list.

JS:rdh  
6/1/89

AGENDA ITEM IV.A

June 5, 1989

ATTACHMENT A

PROJECTS TO BE ADDED TO THE FIVE YEAR RECREATION LIST (1989-1993)

Type of Use: Recreation Center

Project Title: Incline Community Recreation Center

Description and Need: A community indoor recreation center with a swimming pool, gymnasium, locker rooms, misc. activity rooms, and offices, to serve 500 people.

PAS: 048, Incline Village Tourist (a recommended community plan area)

Location: 969 Tahoe Blvd. Incline Village, NV

Applicant: Incline Village General Improvement District

Construction Year: 1990-1991

PAOT need: N/A

Eligibility Findings:

There is a need for the project: There is no public recreation center in the area. This project has been requested by citizens of Incline Village for 13 years. In a 1984 mail survey, this was one of the highest priority facilities named by the public.

The project complies with the Goals and Policies, the applicable Plan Area Statement, and the Code: Recreation centers are a special use in PAS 048. The project has been reviewed and complies with the Goals and Policies and the Code.

The project is consistent with TRPA 20-year targets for outdoor recreation: The project is consistent with the 20-year targets and the PAOT allocation in the PAS, or the PAOT Pools.

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity: Based on the information provided by the project's proponent, and considering the project's recreational service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The potential environmental impacts of the project are consistent with the disclosure of such impacts in the EISs on the regional plan package. The change in recreation service capacity, if any, will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable air and water quality standards.

Type of Use: Visitor Information Center

Project Title: Meyers Visitor Information Center

Description and Need: The facility would provide an easily accessible center where visitors to the south shore can obtain information through displays, books, maps and other media about the recreational opportunities in the Tahoe Basin, orientation to the local environment and history, and help in locating campgrounds and other accommodations.

PAS: 125, Meyers Commercial (a recommended community plan area)

Location: Highways 50 and 89, north of the junction in Meyers, CA

Applicant: USDA Forest Service, LTBMU

Construction Year: 1989

PAOT need: 150 Summer Day Use

Eligibility Findings:

There is a need for the project: Visitors arriving in the Tahoe Basin often do not know what recreational opportunities are available and where they are to be found. Many do not understand the Basin's environment or geography. The facility is needed to assist visitors in planning their stay here, adding to their enjoyment and appreciation of the area, and possibly reducing VMTs by cutting aimless searching for various facilities.

The project complies with the Goals and Policies, the applicable Plan Area Statement, and the Code: Visitor information centers are an allowed use in PAS 125. The project has been reviewed and complies with the Goals and Policies and the Code.

The project is consistent with TRPA 20-year targets for outdoor recreation: The project is consistent with the 20-year targets and the summer day use PAOT Pool.

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity: Based on the information provided by the project's proponent, and considering the project's recreational service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The potential environmental impacts of the project are consistent with the disclosure of such impacts in the EISs on the regional plan package. The change in recreation service capacity, if any, will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable air and water quality standards.

Type of Use: Marina

Project Title: Obexers' Marina Expansion

Description and Need: Marina expansion, adding up to 10 slips to accomodate some of the existing demand.

PAS: 159, Homewood Commercial (a proposed community plan area)

Location: West Lake Blvd. in Homewood, CA

Applicant: Obexer and Sons, Inc.

Construction Year: 1989

PAOT need: 10 Summer Day Use

Eligibility Findings:

There is a need for the project: There is a waiting list for recreational boat space.

The project complies with the Goals and Policies, the applicable Plan Area Statement, and the Code: Marinas and boat launching facilities are special uses, and water oriented outdoor recreation concessions are allowed uses in PAS 159 and shorezone tolerance district 7. The area is mapped as fish spawning habitat so no new buoys are permissible. Marina expansions not exceeding 10 slips and 10 buoys do not require a master plan, so they are eligible for the five year recreation list. The project has been reviewed and complies with the Goals and Policies and the Code.

The project is consistent with TRPA 20-year targets for outdoor recreation: The project is consistent with the 20-year targets and the PAOT Pool reserved for marina and boat launching facilities.

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity: Based on the information provided by the project's proponent, and considering the project's recreational service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The potential environmental impacts of the project are consistent with the disclosure of such impacts in the EISs on the regional plan package. The change in recreation service capacity, if any, will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable air and water quality standards.



Type of Use: Marina

Project Title: North Tahoe Marina Expansion

Description and Need: The proposed project would increase the marina capacity by adding 10 new slips and 10 new buoys. The additional capacity is needed to serve the demand for boating facilities.

PAS: 022, Tahoe Vista Commercial, a preliminary community plan area

Location: 7360 North Lake Blvd, Tahoe Vista, CA

Applicant: Lawrence L. Hoffman for North Tahoe Marina, Inc.

Construction Year: 1989

PAOT need: 20 Summer Day Use

Eligibility Findings:

There is a need for the project: The existing supply of boating facilities is insufficient to meet the demands as evidenced by the extensive waiting lists throughout the North Shore area.

The project complies with the Goals and Policies, the applicable Plan Area Statement, and the Code: Boat launching facilities and marinas are special uses in PAS 022 in shorezone tolerance districts 6 and 7. Buoys and boat ramps are allowed accessory uses, and water oriented outdoor recreation concessions are special uses. Marina expansions not exceeding 10 slips and 10 buoys do not require master plans, so they are eligible for the five year recreation list. The project has been reviewed and complies with the Goals and Policies and the Code.

The project is consistent with TRPA 20-year targets for outdoor recreation: The project is consistent with the 20-year targets and the PAOTs reserved for marinas from the summer day use PAOT Pool.

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity: Based on the information provided by the project's proponent, and considering the project's recreational service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The potential environmental impacts of the project are consistent with the disclosure of such impacts in the EISs on the regional plan package. The change in recreation service capacity, if any, will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable air and water quality standards.

Type of Use: Day Use Area

Project Title: Bijou Community Park

Description and Need: This park would be an urban recreation facility designed to provide for the passive recreational needs of residents of South Lake Tahoe. The facility would include areas for such activities as picnics, hiking and bicycling, nature study, high school band concerts, and casual or non-organized sports, and in the wintertime, cross country skiing.

PAS: 101 and 098, Bijou Meadow and Bijou/Al Tahoe (Realignment of the PAS boundaries is recommended so that the entire park would be within PAS 101.)

Location: On the east side of Al Tahoe Boulevard, south of Johnson Boulevard.

Applicant: The City of South Lake Tahoe

Construction Year: 1989-1990

PAOT need: N/A

Eligibility Findings:

There is a need for the project: The City of South Lake Tahoe has no general recreation park facilities for residents. This facility would be centrally located and accessible by foot or bicycle by a large proportion of the city's residents.

The project complies with the Goals and Policies, the applicable Plan Area Statement, and the Code: Day use areas and outdoor recreation concessions are allowed uses in the PAS. Riding and hiking trails, participant sports, and cross country skiing are special uses in the PAS. The project has been reviewed and complies with the Goals and Policies and the Code.

The project is consistent with TRPA 20-year targets for outdoor recreation: The project is consistent with the 20-year targets and the PAOT allocation in the PAS, or the PAOT Pools.

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity: Based on the information provided by the project's proponent, and considering the project's recreational service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The potential environmental impacts of the project are consistent with the disclosure of such impacts in the EISs on the regional plan package. The change in recreation service capacity, if any, will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable air and water quality standards.

Type of Use: Beach Recreation, Accessory Uses

Project Title: Regan Beach West Park

Description and Need: This project would be an expansion of the Regan Beach facility to provide additional day use and beach recreation at the west end of the heavily used Regan Beach and six additional parking spaces. The over-all coverage will be reduced, and the area will be sodded and landscaped.

PAS: 099, Al Tahoe - Special Area 1

Location: 781 Lakeview Drive, South Lake Tahoe

Applicant: The City of South Lake Tahoe

Construction Year: 1989                      PAOT need: N/A

Eligibility Findings:

There is a need for the project: Urban beach access and day use areas are extremely limited in South Lake Tahoe. This project would satisfy at least a portion of the demand for such facilities.

The project complies with the Goals and Policies, the applicable Plan Area Statement, and the Code: Beach recreation and day use areas are allowed uses in PAS 099. The project has been reviewed and complies with the Goals and Policies and the Code.

The project is consistent with TRPA 20-year targets for outdoor recreation: The project is consistent with the 20-year targets and the PAOT allocation in the PAS, or the PAOT Pools.

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity: Based on the information provided by the project's proponent, and considering the project's recreational service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The potential environmental impacts of the project are consistent with the disclosure of such impacts in the EISs on the regional plan package. The change in recreation service capacity, if any, will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable air and water quality standards.

Type of Use: Developed Campground (Accessory Use)

Project Title: El Dorado Campground Restroom Improvement

Description and Need: This facility would replace existing old restrooms and increase storage space. The restrooms would create additional floor space of more than 500 square feet but will not increase the campground capacity.

PAS: 098, Bijou/Al Tahoe

Location: 1180 Rufus Allen Boulevard

Applicant: City of South Lake Tahoe

Construction Year: 1989

PAOT need: N/A

Eligibility Findings:

There is a need for the project: The existing restroom facilities are old and should be replaced. Additional storage space is needed.

The project complies with the Goals and Policies, the applicable Plan Area Statement, and the Code: Developed campgrounds are a special use in PAS 098. The project has been reviewed and complies with the Goals and Policies and the Code.

The project is consistent with TRPA 20-year targets for outdoor recreation: The project is consistent with the 20-year targets and the PAOT allocation in the PAS, or the PAOT Pools.

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity: Based on the information provided by the project's proponent, and considering the project's recreational service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The potential environmental impacts of the project are consistent with the disclosure of such impacts in the EISs on the regional plan package. The change in recreation service capacity, if any, will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable air and water quality standards.

## ATTACHMENT B

The proposed amendments to the five year recreation list were prepared pursuant to the following procedure:

1. All project proponents were contacted who had submitted projects for the five year recreation list indicating at least tentative plans to commence construction prior to February, 1990 but whose projects were not listed because of insufficient information.
2. An additional information packet and an application form were mailed to each project sponsor who needed them.
3. The information received was reviewed by staff and checked against the required findings of Section 33.6. If the findings could be made based on the applicant's representation, the project was put on the list. The information provided will be verified when the permit application for the project is reviewed.

(Projects for which there is still insufficient information to support the findings will remain listed in Appendix C of the previously adopted list pending development of further information. This list resulted from the fact that many projects are being proposed which are several years from construction, and plans are not yet firm enough to generate information to pass the Section 33.6 tests. TRPA staff will continue to work with project proponents to help them to develop the necessary information.

Appendix C was for informational purposes only and to facilitate long range coordination. It is not required and has no official standing, so it is not repeated in this action.)

4. Copies of the draft amendments to the five year list were mailed to the project proponents for review and to the APC for consideration. Based on the APC's recommendations, the list will be submitted to the TRPA Governing Board for review and approval.

### The List Format and Explanation:

**Type of Use:** The projects are classified according to the Table of Primary Uses listed in Subsection 18.3.V., Recreation, and defined in Chapter 18 of the Code.

**Project Title:** A reference name for the project, e.g., El Dorado Beach Boat Ramp.

**Description and Need:** A brief description of the project, its scale, and the object of the project.

PAS: The number and name of the applicable plan area statement.

Location: A brief location description since most recreation projects are in areas where there are no addresses and no APN assigned yet. Where there is an address, it is included.

Applicant: The project sponsor, e.g., Nevada Division of State Parks.

Construction Year: The year in which the applicant proposes to begin construction.

PAOT need: The PAOT allocation the project will need, if applicable.

Eligibility Findings: Pursuant to Section 33.6, the TRPA must make the following findings to place a project on the recreation list.

There is a need for the project: The need for the project could be based on public demand as evidenced by the the rate of use of existing facilities, public surveys or hearings, requests by prospective users, recreational or development standards, economic studies, community plan development, or the need to correct existing problems. Staff also considered the project's potential relative to implementing the Recreation Element of the Goals and Policies.

The project complies with the Goals and Policies, the applicable plan area statements, and the Code: All applicants were given a set of questions including a check list of key provisions of the Plan Area Statements and the Code. The applicants were required to sign a statement to the effect that the project as proposed complies. Based on limited information, TRPA staff also reviewed the projects for compliance with TRPA regulations such as permissible use, special policies, and the Goals and Policies.

The project is consistent with TRPA 20-year targets for outdoor recreation: The targets for outdoor recreation are 6,114 people at one time ("PAOT") in overnight facilities, 6,761 PAOT in summer day-use facilities, and 12,400 PAOT in winter day-use facilities, as well as the allocations set forth in the plan area statements and the pools of reserved PAOT capacity. Subsection 33.6.B. specifies how PAOT capacity is to allocated. Staff reviewed the projects for consistency with TRPA regulations regarding PAOT allocation.

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity: The project's recreational service capacity is defined in Chapter 2 as its ability to accommodate the number of people engaged in the activity for which the facility was intended. The questionnaire asked for the projected increase in the people to be engaged in the activity as a result of the project.

Where the project is subject to PAOT limitation, staff evaluated the project's PAOT needs against the PAOTs available for allocation in

either the PAS or the PAOT pools. Where the project is not subject to PAOT limitation, staff reviewed the record to determine if the number of people involved is consistent with the impacts evaluated in the EISs for the Regional Plan package. Where the scope is consistent with our previous assumptions and would not adversely affect compliance with applicable environmental thresholds, we recommended the V(g) findings.

# TAHOE REGIONAL PLANNING AGENCY

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## MEMORANDUM

June 5, 1989

To: Advisory Planning Commission

From: Agency Staff

Subject: Amendment of the Public Facilities List for 1989-93

Background: At the Governing Board meeting, January, 1989, the Board approved the 1989-93 List of Additional Public Service Facilities. This is a list of public service projects proposed for construction in the next five years which are required to be listed and checked against certain findings prior to TRPA action on the project itself.

At the January meeting it was noted that some projects needed further information in order to be put on the list and that there were some proposed projects that had not applied to be listed. It was decided to consider an update of the list in the spring. The proposed additions to the Public Facility List (see attached project list) are as follows:

- North Martin Drive Improvements - Douglas County
- Pioneer Trail/Al Tahoe Bike Trail - South Lake Tahoe
- El Dorado Beach Bike Trail - South Lake Tahoe
- Pioneer Trail/Al Tahoe Signal - South Lake Tahoe
- Al Tahoe/Johnson Boulevard Signal - South Lake Tahoe
- Fiber Optic Cable - Contel
- Tahoe City Water Tank - TCPUD
- Washoe County Administrative Center - Washoe County

Also, as noted at the end of the attached additions to the list, there were six more projects submitted that either do not need to be on the list or were incomplete.

Recommended Action: Review the attached proposed additions to the list, comment as appropriate, and recommend action. Staff recommends that the APC recommend the Governing Board approve the additions to the list.

GWB:rdh  
6/5/89

AGENDA ITEM IV.B

12



Proposed Additions To  
TRPA Public Facilities List  
June 14, 1989

Type of Use: Transportation Routes

Project Name: North Martin Drive Improvement Project  
Description: Realignment of the intersection of North Martin Drive and  
Lakeview Drive with U.S. Highway 50  
Applicant: Douglas County - Public Works  
Location: PAS 067  
Construction  
Date: 1989  
Cost: Unknown

Eligibility Findings:

There is a need for the project:

The project is needed to provide a safer intersection with a greater sight distance and less steep intersection grades.

The project complies with the Goals and Policies, applicable Plan Area Statements, and the Code:

Transportation Routes are special uses in these plan areas. The project is consistent with the Public Services and Facilities Element of the Goals and Policies; and proposes no development inconsistent with the Code based on the information supplied by the applicant.

The project is consistent with the TRPA Capital Improvement Plan: N/A

This project is not considered to be of regional significance, therefore, is not listed in the RTP.

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity:

Based on preliminary information provided by the project proponent and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.