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**MAY
1993**

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TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

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 Wednesday, May 12, 1993, at the Tahoe Sands Inn Convention Center, 3600 U.S. 50, South Lake Tahoe, California. The agenda for said meeting is attached hereto and made a part of this notice.

May 3, 1993

By: David S. Ziegler
David S. Ziegler
Executive Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

Tahoe Sands Inn Convention Center
3600 U.S. 50, South Lake Tahoe, California

May 12, 1993
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. DISPOSITION OF MINUTES
- IV. PUBLIC HEARING AND RECOMMENDATIONS
 - A. Amendment of Chapter 30, Design Standards, to Implement Scenic Resource Thresholds From Public Recreation Areas Page
1-28
 - B. Amendment of Chapter 35, Bonus Unit Incentive Program, and Chapter 43, Subdivision Standards, Relative to Multi-Residential Bonus Units and Allocations 29-31
- V. PLANNING MATTERS
 - A. Discussion on Employee Trip Reduction Program 32-33
 - B. Discussion on Parking Ordinance 34
- VI. REPORTS
 - A. Executive Director
 - B. Legal Counsel
 - C. APC Members
 - D. Public Interest Comments
- VII. PENDING MATTERS
- VIII. RESOLUTIONS
- IX. ADJOURNMENT

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MEMORANDUM

April 29, 1993

To: Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Chapter 30, Design Standards to Implement
Scenic Resource Thresholds From Public Recreation Areas

Proposed Action: Staff proposes to amend Chapter 30 of the Code to implement scenic quality thresholds from public outdoor recreation areas as called for in the 1991 Evaluation of Environmental Threshold Carrying Capacities and the Regional Plan (91 Evaluation). Related minor amendments to Chapter 12, Regional Plan Maps and Chapter 32, Regional Plan and Threshold Review will be necessary to complete implementation. Proposed Chapters 30 and 12 ordinance language is located in Attachment A. Proposed Chapter 32 language (amended threshold compliance form) is located in Attachment E. Due to the complexity of the amendments, staff will present the information to the Advisory Planning Commission over the course of two meetings. The May, 1993 meeting will focus on Chapter 30 amendments. The June, 1993 meeting will include follow-up discussion on Chapter 30 and Chapters 12 and 32 amendments. The complete package would be presented at the June, 1993 Governing Board meeting for action.

Staff Recommendation: Staff recommends that the Advisory Planning Commission recommend approval of the amendments to the Governing Board.

Background: In 1982, TRPA adopted Regional Environmental Threshold Carrying Capacities for several environmental values, including scenic resources. Scenic thresholds were adopted for roadway and shoreline travel route units and for specific scenic resources visible within the travel routes. Refer to excerpts from TRPA Resolution 82-11 located in Attachment B. Scenic thresholds for 37 public outdoor recreation areas and 11 bicycle trails (generally Class I trails) were to be implemented following completion of the 1982 Visual Quality Index which was in progress at the time Resolution 82-11 was adopted. The thresholds are intended to identify and protect significant views within each recreation area and off-site views seen from the recreation areas and bicycle trails. The Visual Quality Index was completed in 1983 under the title, "Lake Tahoe Basin Scenic Resource Evaluation 1983."

The 1983 report was adopted by the Governing Board as part of the 1986-87 Regional Plan package (Conservation Element, Scenic Subelement, Goal #1, Policy 1), however, implementing actions were not included in the original Code of Ordinances (refer to Attachment C).

AS/rd
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AGENDA ITEM IV.A.

1

The 91 Evaluation recommended a detailed implementation strategy for the thresholds. The 91 Evaluation's schedule of implementation requires the scenic thresholds to be implemented by June 30, 1993. Refer to 91 Evaluation excerpts located in Attachment D. A threshold compliance form which identifies the threshold indicators and rating criteria (Scenic Resources Threshold Compliance Form SR-3) was adopted as part of the 91 Evaluation. Refer to Attachment E.

At this time, all of the pieces necessary to implement the thresholds are in place except for the ordinance amendments.

Discussion: The addition of recreation area scenic resource thresholds will provide an important control measure in terms of preserving the visual quality of recreation areas. The threshold generally covers scenic resources within the recreation area and certain resources seen from the recreation area. Outdoor recreation, including viewing natural scenery is a primary reason people choose to live and visit the Tahoe Region. The ability to maintain outstanding scenic resources visible from these areas will have positive benefits to the Region's economy over time. Similarly, the 1992 "Report of the Nevada Legislative Committee to Investigate the Functioning of the Tahoe Regional Planning Compact" recommends that TRPA "...incorporate stronger scenic protection measures in the Agency's planning and regulatory activities"; (Nevada Legislative Counsel Bureau Bulletin 93-11, p. vi, pp. 17-18, September, 1992). It further recognizes the importance of public outdoor recreation in the Tahoe Region and that future demand for such recreation will be important to incorporate into the Regional Plan (ibid., p. vi, p. 17).

Inventory and Evaluation of Recreation Areas

The public recreation areas of the Lake Tahoe Basin were surveyed in June, July, and September of 1983. The areas included are listed in Attachment F. Scenic resources visible from each recreation area were mapped, photographed, and described in narrative text. The resource components that were identified, mapped, and photographed include: (1) views of the lake and natural landscape from the recreation area; (2) special landscape features, such as streams, beaches, rock formations, topographical features, and special vegetation patterns or areas; and (3) man-made features within the recreation area.

The 37 recreation areas are arranged in the order they would be seen in a counter-clockwise drive around the lake starting at Nevada Beach on the east shore of the lake. The narrative on each recreation area begins with a brief description of the scenic character of the area followed by a list of the identified features and their individual numerical ratings. These features are keyed to the "Scenic Resources" map of the area and each feature is also keyed to color slides. The next section divides the major elements that comprise the scenic resource into two categories: elements that contribute to the scenic quality and elements that detract from the scenic quality. This is followed by recommendations for preserving or upgrading the scenic quality

of the recreation area. These recommendations relate to specific portions of the scenic viewshed which are delineated on the "Visually Sensitive Areas" maps. Refer to Attachment G for a sample recreation area scenic resource evaluation, map and threshold ratings.

Inventory and Evaluation of Bikeways

Eleven bikeways were evaluated during the summer and fall of 1983. Bicycle trail segments included in the evaluation are listed in Attachment F. Weather during all evaluations was clear and sunny. Each unit was travelled by bicycle. Standardized rating forms were used to evaluate components of the bikeway units, and notes regarding scenic quality were made.

Photographs of the bikeway unit scenic components were not taken, because with the exception of two short units (Al Tahoe and Tahoe Valley) scenic resources in all the units were documented with photographs in the Scenic Resource inventory prepared for the Environmental Thresholds Study. Reference to these photographs are made wherever applicable.

Scenic Resource Evaluation Methodology

The methodology of this study has adopted many of the principles and procedures used in the threshold study, although changes have been made to accommodate differences in the viewer's position. In the threshold study the inventory and evaluation of the scenic resource were based on travel route segments (i.e., shoreline and roadway units), with the viewer moving through the landscape in either a car or boat. The viewer's position and the scenic units were transient and constantly changing. In the present study the scenic units are made up of the recreation areas, and in contrast to the roadway and shoreline units, are separate, well-defined, and static. The viewer thus has more time to take in the scenery and can therefore see more detail and make finer distinctions. Another effect is that the viewer's surroundings play a more important role in the viewing experience. The study's evaluation system responds to these new conditions.

The study's methodology has three phases: resource inventory, resource evaluation, and policy formulation. In the resource inventory phase, field surveys of each recreation area were conducted to identify the elements of the scenic resource. The individual subcomponents that comprise the scenic resource were mapped, photo-documented, and described in narrative text. This inventory documentation will act as a baseline of the existing 1983 resources which can be referenced when changes in the recreation area are contemplated and reviewed during subsequent five-year Regional Plan and threshold evaluations. Refer to Attachment G.

The subcomponents that comprise the scenic resource as seen from the public recreation areas are:

1. Views of the Lake and natural landscape from the recreation area;

2. Special landscape features, such as streams, beaches, and rock formations, that add interest and variety to the views; and
3. Man-made features of the recreation area that influence the viewing experience.

The first two categories of subcomponents respond to the natural elements in the landscape. Both categories were also used in the threshold study. The third category responds to the built environment within the recreation area and has been added to account for the effect of the viewer's context upon the viewing experience. Since the viewer is stationary, or nearly so, within the recreation area, much greater attention is paid to the immediate environment. The viewer's surroundings become an integral part of the viewing experience, influencing the overall sense of scenic quality (e.g., viewing a scene from a crowded parking lot and viewing it from a secluded beach are very different visual experiences). This category was included to reflect the visual impact that the man-made elements within the recreation area have on the viewer.

In the resource evaluation phase of the study, scenic quality ratings based on sets of visual criteria were assigned to each subcomponent. The purpose of these criteria is to allow comparative evaluations of the scenic resources within each recreation area and among the different recreation areas, and to make possible recommendations for maintaining and improving the scenic quality of the area.

Four criteria are used to evaluate the scenic quality of the subcomponents in the "views" and "natural features" categories. The criteria are (1) unity; (2) vividness; (3) variety; and (4) intactness. The criteria, which were used in the threshold study and many other scenic resource studies, are generally standardized criteria for evaluating landscape quality.

Unity can be expressed in a landscape by a dominant land form with coordinated, subordinated surrounding parts, by a single well-defined enclosure, or a set or series of strong features. A unified landscape is one in which the visual resources join together to form a single, coherent, harmonious visual unit. Vividness can be expressed by contrasting elements, such as color, line, and shape, marked differences in related elements or repetition of similarities. The visual quality of vividness can also be described as distinctiveness. Variety usually refers to numerous or different parts seen together. Variety can also be described as richness. Intactness describes the degree to which a landscape retains its natural condition, or the degree to which modifications emphasize or enhance the natural condition of the landscape.

Originally a fifth criterion, uniqueness, was introduced to create another level of examination and create a more sensitive evaluation of the resource. Uniqueness can express the frequency with which certain landscape characteristics occur. Unique subcomponents have characteristics which are unusual and would rarely, if ever, be encountered in another landscape setting. In an area such as Lake Tahoe where the overall scenic quality of the landscape is

so high, this criterion was intended to make distinctions between landscapes possessing high scenic value but relatively common individual characteristics, and those landscapes possessing both high scenic value and highly unusual or distinctive characteristics. TRPA's 1986 Draft Scenic Quality Implementation Program (adopted in 1989 as the SQIP) and the 91 Evaluation recommend dropping the uniqueness criteria from the threshold since it was not used on either the travel route rating or scenic quality thresholds. Although the uniqueness criterion is important to the recreation areas, and relates to the experience of the recreation uses, the uniqueness criterion is most important in distinguishing one recreation area from another. For this reason it was determined that conformity of rating systems among the roadway and shoreline units and recreation areas was preferable to retaining the uniqueness criteria.

Scenic quality ratings for the man-made features of the recreation area are based on a set of four different visual criteria. These criteria were selected because they specifically respond to the visual character of the built environment rather than the natural environment. The four criteria for evaluating the scenic quality of the man-made features are: (1) coherence; (2) condition; (3) compatibility; and (4) design quality. Coherence describes the degree of relationship between man-made elements that is visually apparent. A coherent built environment is one in which all the man-made elements have some characteristic or quality which visually unifies them into a harmonious whole. Some of the elements that can affect coherence are architectural style, building materials, color, massing, and siting. Condition refers to the physical status of a man-made element. It reflects the amount of care that has gone into the construction and maintenance of the facility. Compatibility refers to the ability of the man-made element to co-exist with the natural landscape without detracting from it. Man-made elements that are highly compatible blend into their surroundings and defer to the forms, colors, and textures of the natural landscape. Design quality refers to the degree of visual interest inherent in a man-made element due to its built character. An element with high quality design appeals to the eye because of the uniqueness or care exhibited in its form, massing, detailing, and/or materials. The Chapter 32 Threshold Compliance Form, SR-3, will be amended to add the man-made environment rating criteria. (Shown in Attachment E).

Each subcomponent was evaluated against each of the criteria and assigned a numerical rating between one and five. The ratings, ranging from a total of four to twenty, are intended to express comparative scenic quality ratings of high, moderate, and low values, and should not be mistaken for absolute measurements of scenic quality. A rating of five indicates high scenic quality; a rating of four indicates good scenic quality; a rating of three indicates moderate scenic quality; a rating of two indicates fair scenic quality; and a rating of one indicates poor scenic quality.

In the third element of the study, policy formulation, recommendations and guidelines for the protection and improvement of the scenic resource as viewed from the recreation areas were developed. This procedure had two steps, the first of which was the identification of factors which contribute to and detract from the scenic quality. The purpose of this step was to provide a list

of specific data to bridge the gap between the abstract numerical standards and the concrete information required to make site-specific planning decisions. This step specifies those landscape elements which require protection and those which require mitigation.

The second step was the actual formulation of guidelines for the protection or improvement of the scenic quality of each recreation area. These guidelines fall into two categories: those which recommend actions external to the recreation area and those which recommend actions within the recreation area itself. Those guidelines dealing with lands external to the recreation area are planning oriented and are prospective in nature. They are meant to be tools to aid in the protection of existing resources. These guidelines have been organized according to areas that present a shared set of landscape characteristics as viewed from the recreation area. The second set of guidelines is more design oriented and is meant to assist those agencies responsible for the recreation areas by suggesting ways to improve the scenic quality of the recreation area through maintenance, rehabilitation and re-design of existing facilities.

TRPA's existing project review process will be the primary means by which to disclose, analyze and mitigate impacts to the threshold.

Projects will generally be found to maintain or improve the existing threshold rating for the applicable scenic resource(s) when TRPA finds that they are consistent with the recommendations for preserving the scenic quality listed at the end of each recreation area or bike trail segment. Conditions of project approval may be used to implement the recommendations where necessary.

Environmental Analysis: Staff has completed an Initial Environmental Checklist (IEC) in the proposed action and proposes a finding of no significant effect (FONSE) because no potential adverse environmental impacts were identified. The proposed action will enhance the Regional Plan's regulatory control measures which protect significant scenic resources.

Required Findings: Several findings must be made prior to adopting the proposed action. The findings and brief statements of rationale on which the findings may be made are set forth below.

Required Findings: The following findings must be made prior to adopting the proposed amendments:

A. Chapter 6 Findings:

1. Finding: The project is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, and other TRPA plans and programs.

Rationale: The amendments will enhance implementation of the Regional Plan by conserving significant views of scenic resources from public outdoor recreation areas and bicycle trails. This is called for in TRPA Resolution 82-11 which adopted the thresholds, in Chapter IV, Conservation Element, Scenic Subelement of the adopted Regional Plan (excerpt shown in Attachment C), and in the '91 Evaluation.

2. Finding: That the project will not cause the environmental thresholds to be exceeded.

Rationale: The amendments are designed to attain and maintain scenic resource environmental thresholds by identifying and conserving significant views of scenic resources. The amendment will add regulatory control measures to the Regional Plan which are designed to protect the scenic resources.

3. Finding: Wherever federal, state and local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the Compact, the project meets or exceeds such standards.

Rationale: Not applicable. Project applicants will continue to be subject to the Regional Plan package, including maintenance of applicable air and water quality standards.

4. Finding: The Regional Plan, as amended, achieves and maintains the thresholds.

Rationale: For the reasons stated in Findings 1 and 2 above, the Regional Plan will continue to achieve and maintain the threshold.

- B. Ordinance 87-8 Findings: Section 2.40 of Ordinance 87-8 requires the following findings prior to Code amendments. The proposed amendment provides for an equal or better means of attainment or maintenance of the thresholds. The required findings and their rationales are:

1. The amendments are consistent with the Compact and with attainment or maintenance of the thresholds. For the reasons stated in Findings 1 and 2 above, the Code amendment is consistent with the Compact and with attainment and maintenance of the thresholds.

2. One of the following findings:

- a. There is a demonstrated conflict between provisions of the Regional Plan package, and the conflict threatens to preclude attainment or maintenance of thresholds; or

- b. The provision to be amended has been shown through experience to be counter-productive or ineffective and the amendment is designed to correct the demonstrated problem and is an equal or better means of implementing the Regional Plan package and complying with the Compact; or
- c. Legal constraints, such as court orders, decisions or Compact amendments, require amendment of the Goals and Policies or Code; or
- d. Technical or scientific information demonstrates the need for modification of a provision of the Goals and Policies or Code; or
- e. The provision to be amended has been shown, through experience and time, to be counter-productive to or ineffective in attainment or maintenance of the thresholds; or
- f. Implementation of the provision sought to be amended has been demonstrated to be impracticable or impossible because of one or more of the following reasons:
 - (1) The cost of implementation outweighs the environmental gain to be achieved;
 - (2) Implementation will result in unacceptable impacts on public health and safety; or
 - (3) Fiscal support for implementation is insufficient and such insufficiency is expected to be a long-term problem.

Rationale: Staff recommends Finding b for the following reasons: The Regional Plan package presently has no regulatory control measure to conserve significant views of scenic resources seen from public outdoor recreation areas and certain bicycle trails. The Code amendments will provide the control measure necessary to ensure the scenic resources are conserved. TRPA's 1982 resolution adopting the environmental thresholds recognized the importance of the scenic resources and the need to protect them. The amendment is designed to implement an important part of the thresholds which were not implemented upon adoption of the 1986 Regional Plan package.

Staff will begin this item with a brief presentation. Please contact Andrew Strain at (702) 588-4547 if you have any questions or comments regarding this matter.

Note: Underlined language is to be added;
lined out language is to be deleted

Attachment A

Implementing Scenic Quality Thresholds From Public Recreation Areas

April 27, 1993

Chapter 30 Amendments:

30.12 Scenic Quality Standards: All projects and activities shall comply with the following standards:

30.12.A Roadway and Shoreline Unit Scenic Quality: The project shall not cause a decrease in the numerical ratings assigned to roadway or shoreline units, including the scenic quality rating of the individual resources within each unit, as recorded in the 1982 Scenic Resources Inventory and shown in Tables 13-3, 13-5, 13-8 and 13-9 of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, October 1982. The criteria for rating scenic quality as identified in the study report cited herein shall be used to determine if a project will cause a decrease in the numerical rating.

30.12.B Roadway and Shoreline Unit Travel Routes: The project shall not cause a decrease in the 1982 roadway or shoreline travel route ratings as shown in Tables 13-6 and 13-7, respectively, of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, October 1982. The criteria for rating travel routes as identified in the study report cited herein and as further explained in the report entitled A Scenic Analysis of Principle Travel Routes In The Lake Tahoe Region, 1970, shall be used to determine if a project will cause a decrease in the numerical rating.

30.12.C Public Recreation Areas and Bicycle Trails: The project shall not cause a decrease in any numerical subcomponent threshold rating or total threshold rating assigned to a scenic resource identified in the 1983 Lake Tahoe Basin Scenic Resource Evaluation and shown in the Environmental Threshold Compliance Form, SR-3. Prior to approving a project which may potentially affect an identified scenic resource, TRPA shall find that the project is consistent with applicable recommendations for preserving scenic quality of the affected recreation area or bicycle trail found in the 1983 Lake Tahoe Basin Scenic Resource Evaluation.

Chapter 12 Amendments:

12.2.B Regional Plan Overlay Maps: The following series of overlay maps at a scale of 1" = 400' and 1" = 2,000' are the Regional Plan Overlay Maps.

- (8) Scenic Units Overlay: The scenic units overlay maps indicate the location of the roadway units, the shoreline units, ~~and~~ the recreation areas, and the bicycle trails established by the scenic thresholds. Scenic highway corridors, including specific urban, ~~and~~ transition and ~~and~~ natural corridor designations are also identified.

Please Note: Proposed Chapter 32 amendments to Threshold Compliance Form SR-3 are shown in Attachment E.

Attachment B

Excerpt From 1982 TRPA Resolution Adopting Environmental Threshold
Carrying Capacities (Resolution 82-11, Adopted August 26, 1983)

April 27, 1993

SCENIC RESOURCES

Roadway and Shoreline Units

NUMERICAL STANDARD

Maintain or improve the numerical rating assigned each unit, including the scenic quality rating of the individual resources within each unit, as recorded in the Scenic Resources Inventory and shown in Tables 13-3, 13-5, 13-8 and 13-9 of the Draft Study Report.

Maintain the 1982 ratings for all roadway and shoreline units as shown in Tables 13-6 and 13-7 of the Draft Study Report.

Restore scenic quality in roadway units rated 15 or below and shoreline units rated 7 or below.

Other Areas

MANAGEMENT STANDARD

Maintain or improve the visual quality of views from bike paths and outdoor recreation areas open to the general public. Upon completion of the 1983 Visual Quality Index, this standard shall become a numerical standard.

Built Environment

POLICY STATEMENT

It shall be the policy of the TRPA Governing Body in development of the Regional Plan, in cooperation with local jurisdictions, to insure the height, bulk, texture, form, materials, colors, lighting, signing and other design elements of new, remodeled and redeveloped buildings be compatible with the natural, scenic, and recreational values of the region.

Attachment C

Excerpts From Regional Plan Goals and Policies,
Conservation Element, Scenic Subelement, Adopted September 17, 1986

April 27, 1993

SCENIC

Scenic quality is perhaps the most often identified natural resource of the Lake Tahoe Basin. The Basin affords views of a magnificent lake setting within a forested mountainous environment. The unique combination of visual elements provides for exceptionally high aesthetic values. The maintenance of the Basin's scenic quality largely depends on careful regulation of the type, location, and intensity of land uses. Environmental thresholds provide the basis for selecting appropriate strategies for maintaining scenic quality. Scenic resource thresholds are listed below:

ROADWAY AND SHORELINE UNITS

NUMERICAL STANDARD

Maintain or improve the numerical rating assigned each unit, including the scenic quality rating of the individual resources within each unit, as recorded in the Scenic Resources Inventory and shown in Tables 13-3, 13-5, 13-8 and 13-9 of the Draft Study Report.

Maintain the 1982 ratings for all roadway and shoreline units as shown in Tables 13-6 and 13-7 of the Draft Study Report.

Restore scenic quality in roadway units rated 15 or below and shoreline units rated 7 or below.

OTHER AREAS

MANAGEMENT STANDARD

Maintain or improve the visual quality of views from bike paths and outdoor recreation areas open to the general public. Upon completion of the 1982 Visual Quality Index, this standard shall become a numerical standard.

The following goals and policies directly address the issue of maintaining or restoring the natural scenic quality of the Lake Tahoe Basin. Attainment of the scenic thresholds is expected to be a long-term goal and achieved incrementally over the next 20 years.

GOAL #1 MAINTAIN AND RESTORE THE SCENIC QUALITIES OF THE NATURAL
 APPEARING LANDSCAPE.

As with many of the Region's natural resources, the scenic qualities of the Basin are vulnerable to change. Modifying the natural scenic features of the Basin is a by-product of development, but such impacts

need not be devastating. A coordinated effort that incorporates architectural design and location considerations in the project review process is a useful means for promoting scenic and aesthetic values. Policies to achieve this goal are consistent with the adopted environmental thresholds.

POLICIES:

1. ALL PROPOSED DEVELOPMENT SHALL EXAMINE IMPACTS TO THE IDENTIFIED LANDSCAPE VIEWS FROM ROADWAYS, BIKEPATHS, PUBLIC RECREATION AREAS, AND LAKE TAHOE.

The impact of development on the landscape views and scenic qualities of the Tahoe Region should be considered as part of the project review process. Conditions should be placed on project approval in a manner capable of mitigating any likely impacts. Impacts shall be evaluated against specific management directions provided for each identified landscape view. Management and remedial criteria for each roadway and shoreline unit shall be updated through appropriate studies so they are consistent with the format and detail of the 1983 scenic analysis of the recreation areas, Lake Tahoe Basin Scenic Resource Evaluation, 1983, Wagstaff and Brady.

Attachment D

91 Evaluation Excerpts Regarding
Scenic Resource Thresholds From Public Recreation Areas

April 27, 1993

1. Summary of Table of Recommendations

Scenic Resources

- | | | |
|--------------------------------|---|--|
| a. Travel route ratings (TRRS) | Ratings of five roadway units and four shoreline units have decreased. These <u>do not attain</u> the threshold standard.

Decreased ratings are found in transitional (urban-rural) areas. | TRPA make, and encourage, greater use/of the Design Review Guidelines.

TRPA should consider separate threshold attainment criteria for urban, rural, and transitional areas. |
| b. scenic quality ratings | Ratings of five natural features have decreased. These features <u>do not attain</u> the threshold standard.

One of the five features is visible from a roadway. The other four are visible from Lake Tahoe. | TRPA should review the the Regional Plan in the areas of setbacks, setbacks, height, exempt activities, and and activities in the shorezone.

TRPA should consider the elimination of "composite" ratings. |
| c. Public recreation areas | TRPA has not adopted numerical standards completed in 1983. | TRPA should adopt numerical scenic quality ratings for natural features seen from bike paths and outdoor recreation areas open to the general public. |