

**TRPA  
APC  
PACKETS**

**FEBRUARY  
1994**

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 Tuesday, February 8, 1994, at the Tahoe Sands Inn Convention Center, 3600 U.S. 50, South Lake Tahoe, California, and at 9:30 a.m. on Wednesday, February 9, 1994, 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.

January 31, 1994

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

Tuesday, February 8, 1994  
9:30 a.m.

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

Wednesday, February 9, 1994  
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. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Advisory Planning Commission on an agenda item not listed as a Public Hearing or a Planning Matter item, or on any other issue, may do so at this time. However, public comment on Public Hearing items will be taken at the time those agenda items are heard.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. DISPOSITION OF MINUTES
- V. PUBLIC HEARING AND RECOMMENDATIONS

A. Adoption of the Stateline/Ski Run Community Plan and Related Actions - Tuesday, February 8

1-47

- 1. Certification of the Stateline/Ski Run Community Plan EIS/EIR
- 2. Adoption of the Stateline/Ski Run Community Plan
- 3. Amendment of Land Capability Overlays H-16, H-17, and G-17
- 4. Amendments of Chapters 24, 26, and 30 to Include Community Plan Standards
- 5. Amendments of PAS 089B, for Consistency With the Stateline/Ski Run Community Plan
- 6. Amendments to PASs to Delete PASs 089B and 091

B. Amendment of Chapter 22, Height Standards, Subsection 22.4.C, Additional Height for Redevelopment Projects Within the City of South Lake Tahoe, to Create Special Height Districts Which Would be Permitted Additional Building Height

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C. Adoption of the Tahoe City Community Plan and Related Actions - Wednesday, February 9

49-119

- 1. Certification of the Tahoe City Community Plan EIS/EIR
- 2. Adoption of the Tahoe City Community Plan
- 3. Amendment of Land Capability Overlay C-7
- 4. Amendments of Chapters 24, 26, and 30 to Include Community Plan Standards
- 5. Amendments of Plan Area Statements (PASs) 002, 003, 171, and 174 for Consistency With the Tahoe City CP and Placer County General Plan
- 6. Amendment of PASs to Delete PAS 001A

D. Adoption of Chapter 97, Employer-Based Trip Reduction Ordinance

120-740

E. Amendment of Chapter 82, Adjustment of Water Quality Mitigation Fees to Account for Inflation

141-

VI. PLANNING MATTERS

A. Finding of Technical Adequacy and Recommendation on Certification of the Sierra Nevada College New College Campus, Final Environmental Impact Statement

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VII. REPORTS

A. Executive Director

- 1. Status Report on Parking Management Program
- 2. Other

B. Legal Counsel

C. APC Members

VIII. PENDING MATTERS

IX. RESOLUTIONS

A. For Former APC Chairman Teri Jamin

X. ADJOURNMENT

# TAHOE REGIONAL PLANNING AGENCY

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## MEMORANDUM

February 1, 1994

To: Advisory Planning Commission  
From: TRPA Staff  
Subject: Adoption of the Stateline/Ski Run Community Plan and Related Actions

Proposed Action: The APC is requested to review and make a recommendation on the following items related to the Stateline/Ski Run Community Plan.

1. Certification of the revised Final EIR/EIS for Stateline/Ski Run Community Plan (mailed separately - 1/28/94)
2. Adoption of the Stateline/Ski Run Community Plan (mailed separately in white binder - 1/31/94)
3. Adoption of technical amendments to implement the CP as follows:
  - a. Amendment of Land Capability Overlays H-16, H-17 and G-17 (Attachment A)
  - b. Amendments of Chapters 24, 26, and 30 to Include CP Standards (Attachment B)
  - c. Amendments of PAS 089B for Consistency with the Stateline/Ski Run CP (Attachment C)
  - d. Amendments to delete PAS 089B California South Stateline Resort Area and PAS 091 Ski Run (Attachment D)

Staff Recommendation: Staff recommends certification of the EIS/EIR, adoption of the Stateline/Ski Run Community Plan (with staff recommended changes noted in the draft CP and summarized in Attachment G), and adoption of the Plan Area Statement amendments and other technical amendments.

Background: In the Summer of 1992, a draft Stateline/Ski Run Community Plan was circulated with an Environmental Assessment. Three of the four commentors indicated that an EA was not adequate and an EIS/EIR should be prepared and recirculated. Staff agreed to prepare an EIS/EIR and circulate the revised document. The Community Plan was also modified

GWB/rd

AGENDA ITEM V.A.

*Planning for the Protection of our Lake and Land*

Memorandum to Advisory Planning Commission  
Adoption of the Stateline/Ski Run Community Plan  
and Related Actions -- 2

in hopes of reducing controversy. The controversy was focused on the proposed hotel site on the Park Cattle Company lands, the CP boundaries, and the drainage treatment provisions. The delay in the SLT Redevelopment improvements (e.g. the Loop Road, drainage basins, and linear park) further complicated the situation.

The revised Team-recommended Stateline/Ski Run Community Plan, (July, 1993), and the accompanying Draft Stateline/Ski Run EIS/EIR (July, 1993), was handed out in August of 1993. The July draft Stateline/Ski Run Community Plan was discussed at the January APC and Governing Board meetings.

Staff has now prepared a revised Final EIS/EIR for your consideration. Staff also reviewed the Community Plan for consistency with the EIS/EIR and TRPA regulations. A staff recommended draft of the Stateline/Ski Run Community Plan with underline/overstrike language was prepared. The recommendations are based on the TRPA staff review of the EIS/EIR and CP. As seen from the summary in Attachment G and the actual text changes, there are only minor changes recommended by staff. The Team reviewed the changes and concurs with all but one boundary change noted below.

Issues: The staff presentation will focus on the issues of controversy that have been identified. This list may be changed as a result of the City's Community Plan Workshop which will be held February 1. It should be noted that there is a consensus on the majority of the content.

1. **Inadequate EIS/EIR** - The original environmental document for the CP was an environmental assessment that was circulated for 30 days. It was argued that an EIS/EIR was needed. The EA was converted to an EIS/EIR and recirculated. Current comments by the League to Save Lake Tahoe and Mike Remy, representing some Conklin Tract property owners, indicate that the document is still inadequate and should be revised and recirculated. (see EIS/EIR comment letters)

Recommendation: TRPA staff recommends the EIS/EIR be certified.

2. **Boundaries** - The citizen members of the Team feel strongly that the findings for CP boundary adjustments are being interpreted incorrectly, however, they are willing to agree on all but one change (see boundary discussion in Attachment G for Area #9). The League to Save Lake Tahoe and TRPA staff disagree with the Team's view on the findings for Area #9.

Recommendation: Staff recommends the addition cannot be made based on the Governing Board actions regarding the Douglas County CPs.

3. **Area-Wide Drainage** - Lahonton supports the City's area-wide drainage system concept but indicates that the responsibility for all drainage remains with the individual properties if the systems fail to meet discharge standards. The League to Save Lake Tahoe desires to have better assurances that area-wide drainage systems are constructed with or before

the commercial development. Both are concerned about any CP exemptions or substitutions.

Recommendation: Staff recommends using the wording approved by the Governing Board for the Douglas CPs for drainage.

4. **Area-Wide Standards** - There are provisions in the proposed area-wide standards that need modification to be equal or superior to TRPA standards. The sign ordinance was developed by a separate City citizen group and generally allows for more sign area than Chapter 26. The EIS recommends some additional safe guards.

Recommendation: Staff recommends the modifications listed above in the Background section.

5. **Threshold Achievement** - There is an argument by the League (that was also presented with the Douglas County CPs) that the CPs are not attaining thresholds or that the CP targets were inadequate in regards to attaining thresholds. The traffic/parking related targets, i.e., VMT, LOS, CNEL, and CO, are the most contentious. It is the assumption of staff that a community plan must contribute to threshold attainment, but is not responsible for threshold attainment for the entire Region.

Recommendation: Staff recommends approval of the Community Plan.

Required Findings: Findings must be made prior to adopting the proposed community plans. Attachment E contains the findings related to the Stateline/Ski Run Community Plan, the related PAS amendments, and technical amendments. The Governing Board will have to make the findings to adopt the Community Plan.

Environmental Documentation: The Community Plan and related actions were the subject of an Environmental Assessment. An EA was prepared pursuant to the requirements of TRPA. Because of controversy, changes in the CP, and delays in redevelopment improvements, an EIS/EIR was draft and circulated. The Final EIS/EIR for the Stateline/Ski Run Community Plan, (January, 1994) is now before the TRPA for certification. Certification is defined as finding that the final EIS is in compliance, procedurally and substantively, with Article VII of the compact, Chapter 5 of the Code and the Rules of Procedure. (Attachment F is an Executive Summary)

Also, the Compact and the TRPA Code require that prior to approving a plan for which an EIS was prepared, the TRPA Governing Board shall make findings for each significant adverse effect identified in the EIS. The required findings are found in Attachment E.

There will be a brief presentation on this item at the meeting. Please contact Gordon Barrett at (702) 588-4547 if you have any questions or comments regarding this matter.

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## MEMORANDUM

January 31, 1994

To: Advisory Planning Commission

From: TRPA Staff

Subject: Land Capability Map Amendment for the Stateline/Ski Run Community Plan Area

Proposed Action: Approval of the land capability map amendment as shown in Exhibit A.

Staff Recommendation: The staff recommends that the Advisory Planning Commission approve the amended land capability map.

Background: The verification of the land capability classes and the soil map units for the area included in the Stateline/Ski Run Community Plan Area was completed in the summer of 1989. This work was done using standard soil survey mapping procedures. The field work was done by Mr. Russell Almaraz and Mr. Joseph Pepi, Certified Professional Soil Scientists, and Mr. Robert Erlich and Mr. John Cobourn, hydrologists. Soils were examined at close intervals using soil pits dug with shovels and a hand auger. The soils at the pit sites were examined with enough detail to determine the soil classification and the appropriate soil series. Slope measurements were also taken at these sites using a clinometer, to determine the appropriate soil map unit of that series (which includes the slope range) in which the soil found at that pit should be placed. The field notes on soil characteristics and slope were recorded on the field maps which had a scale of 1 inch equal 400 feet.

To assist in the identification of soil series and map units from which the land capability classes were determined, and the boundaries between them, aerial photographs of several types were utilized. These included U-2 infrared photos developed by the U.S. Forest Service and enlarged to a scale of 1 inch equal 400 feet, and color photos with a scale of 1 inch equal 2000 feet.

Attachment A



The identification of areas classified as stream environment zone (SEZ) and land capability class 1b, was done jointly by the soil scientists and hydrologists. Working together, they determined the presence of any soil, vegetative, or hydrologic SEZ indicators and the boundaries between the SEZs and the other land capability classes.

The land capability class and soil map unit delineations were depicted on a copy of the TRPA 1 inch equal 400 foot base map series for the Stateline/Ski Run area. The mapping was determined by staff to be an accurate representation of soils and land capability within the Stateline/Ski Run Community Plan Area.

SOILS / LAND CAPABILITY  
AND STREAM ENVIRONMENT  
ZONE MAP FOR  
SOUTH LAKE TAHOE, CA.

LEGEND:

- Channel
- Contour
- Wet
- Pool
- Stream
- State/Land Community Boundary
- Sub-Town
- Historic Subdivision Line Boundary
- Town Area Boundary
- Service Waterways Point

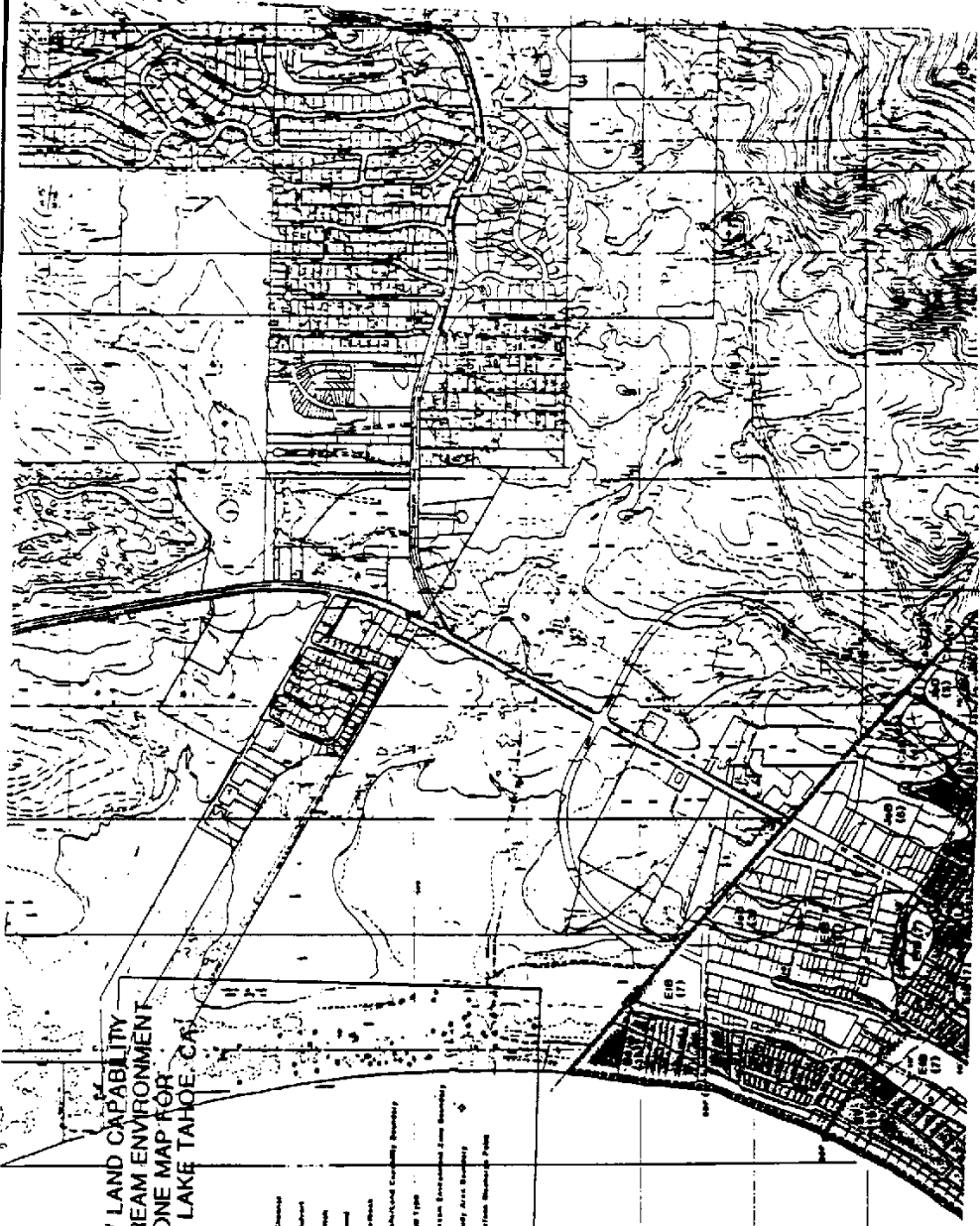
LAKE TAHOE



MAP G-17

SOILS/LAND CAPABILITIES





**SOILS / LAND CAPABILITY AND STREAM ENVIRONMENT ZONE MAP FOR SOUTH LAKE TAHOE, CA**

**LEGEND**

- Contour
- Stream
- Water
- Forest
- Subsided/Slumped
- Wetland
- Wetland (Shaded)
- Wetland (Hatched)
- Wetland (Stippled)
- Wetland (Dotted)
- Wetland (Cross-hatched)
- Wetland (Diagonal)
- Wetland (Vertical)
- Wetland (Horizontal)
- Wetland (Square)
- Wetland (Triangle)
- Wetland (Circle)
- Wetland (Diamond)
- Wetland (Star)
- Wetland (Hexagon)
- Wetland (Octagon)
- Wetland (Decagon)
- Wetland (Dodecagon)
- Wetland (Other)

# SOILS/LAND CAPABILITIES

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## MEMORANDUM

February 1, 1994

To: Advisory Planning Commission  
From: TRPA Staff  
Subject: Amendments to Chapters 24, 26, and 30 to Include CP Standards

Proposed Action: As part of the Stateline/Ski Run Community Plan approval, the APC is requested to approve substitute standards and guidelines for design, parking, and signage.

Recommendation: Staff recommends adoption of the standards and guidelines for the Community Plan. Staff also recommends the sign standards, as permitted by Chapter 26, and the guidelines, as permitted by Chapter 30, be adopted for the entire City.

Background: Chapter 14 of the Code allows the community plan substitution of equal or superior standards for design, signs, and parking. Section 4.8 of the EIS/EIR confirms that the proposed standards meet the equal or superior test.

As to the guidelines, Chapter 30 of the Code allows for local jurisdictions to have substitute equal or superior guidelines which could apply to CPs. The EIS/EIR confirms that the guidelines meet the equal or superior test.

As to the applicability outside the CP, the Code does not address parking or design standards substitution. It is the intent in the long term that TRPA and the City of South Lake Tahoe adopt a joint set of standards and guidelines for design, signs and parking. The APC endorsed this idea at its December, 1993, meeting.

Findings: The analysis is found in Section 4.8 of the EIS/EIR. An evaluation of signs was prepared in March of 1993 and contains a sign analysis for the entire City. The findings are included in Attachment E.

Environmental Documentation: This is covered by the Stateline/Ski Run Community Plan EIS/EIR.

Attachment B

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CHAPTER 24

DRIVEWAY AND PARKING STANDARDS

Chapter Contents

- 24.0 Purpose
- 24.1 Applicability
- 24.2 Driveways
- 24.3 Parking (Reserved)

24.0 Purpose: This chapter sets forth minimum standards for driveways and parking facilities to minimize interference with traffic flow on the street and highway system of the Tahoe Region.

24.1 Applicability: This chapter is applicable to all development that requires or uses vehicular access or parking, except:

24.1.A Douglas County Substitutions: The Douglas County Design Standards and Guidelines shall apply to the Round Hill, Kingsbury, and Stateline Community Plans.

24.1.B City of South Lake Tahoe Substitutions: The City Standards and Guidelines for Design, Signage, Parking, Driveway, and Loading Spaces shall apply to the Stateline/Ski Run Community Plan.

24.2 Driveways: To ensure organized and well-designed ingress and egress of vehicles from driveways, TRPA shall review the design of driveways according to the following standards and procedures:

24.2.A Driveway Defined: A driveway is a clearly identifiable path of vehicular access from the parking area of a parcel to the public right-of-way or other access road. A driveway may be either one-way or two-way.

24.2.B Compliance Program: The standards set forth in Subsections 24.2.C through 24.2.F, inclusive, shall be conditions of approval for projects with driveways, and for projects for which TRPA finds that the driveways are not in compliance with the standards set forth in Subsections 24.2.C through 24.2.F, inclusive, and are causing significant adverse impacts on traffic, transportation, air quality, water quality, or safety. If TRPA finds that driveways associated with existing development are causing such impacts, TRPA may implement corrective measures pursuant to Chapter 9.

CHAPTER 26

SIGNS

Chapter Contents

- 26.0 Purpose
- 26.1 Applicability
- 26.2 Sign Package Review
- 26.3 List of Exempt Activities
- 26.4 List of Qualified Exempt Activities
- 26.5 Substitution of Standards
- 26.6 General Sign Standards
- 26.7 Signs in Conservation Plan Areas
- 26.8 Signs in Recreation Plan Areas
- 26.9 Signs in Residential Plan Areas
- 26.10 Signs in Commercial/Public Service Plan Areas
- 26.11 Signs in Tourist Plan Areas
- 26.12 Gasoline Price Signs
- 26.13 Temporary Signs
- 26.14 Existing Signs

26.0 Purpose: The purpose of this chapter is to promote and protect the public health, welfare, and safety of the general public by implementing regional outdoor advertising regulations pursuant to Article VI of the Compact, to protect property values, create a more attractive economic and business climate, enhance the aesthetic appearance of the physical community, preserve the scenic and natural beauty and provide an enjoyable and pleasing community in accordance with Community Design Subelement of the Land Use Element and related elements of the Goals and Policies. It is further intended to reduce signs or advertising distractions and obstructions that may contribute to traffic accidents.

26.1 Applicability: All signs shall comply with the applicable standards set forth in this Chapter, except:

26.1.A Douglas County Substitutions: The Douglas County Design Standards and Guidelines shall apply to the Round Hill, Kingsbury, and Stateline Community Plans.

26.1.B City of South Lake Tahoe Substitutions: The City Standards and Guidelines for Design, Signage, Parking, Driveway, and Loading Spaces shall apply to the Stateline/Ski Run Community Plan. The guidelines contained within this document shall apply to the entire City.

Except as exempted in Section 26.3, installation, modification or replacement of signs requires review and approval as a project in accordance with this Chapter and other applicable provisions of the Code. In addition, sign projects also may have imposed, as conditions of approval, appropriate provisions of the Design Review Guidelines and the Scenic Quality Improvement Program.

CHAPTER 30

DESIGN STANDARDS

Chapter Contents

- 30.0 Purpose
- 30.1 Applicability
- 30.2 Design Review Guidelines
- 30.3 Scenic Quality Improvement Program
- 30.4 Substitution Of Standards And Guidelines
- 30.5 Site Design Standards
- 30.6 Building Design Standards
- 30.7 Landscaping Standards
- 30.8 Exterior Lighting Standards
- 30.9 Water Conservation Standards
- 30.10 Standards For Combustion Appliances
- 30.11 Outdoor Advertising
- 30.13 Establishment of Scenic Highway Corridors

30.0 Purpose: The purpose of this chapter is to ensure that projects are designed and constructed consistent with the Community Design Subelement of the Land Use Element and related elements of the Goals and Policies.

30.1 Applicability: All projects shall comply with the standards set forth in this chapter, except:

30.1.A Douglas County Substitutions: The Douglas County Design Standards and Guidelines shall apply to the Round Hill, Kingsbury, and Stateline Community Plans.

30.1.B City of South Lake Tahoe Substitutions: The City Standards and Guidelines for Design, Signage, Parking, Driveway, and Loading Spaces shall apply to the Stateline/Ski Run Community Plan. The guidelines contained within this document shall apply to the entire City.

In addition, exempt activities, as defined in Chapter 4, shall comply with sections 30.9 and 30.10. Appropriate provisions of the Design Review Guidelines and Scenic Quality Improvement Program may be considered as conditions of project approval.

30.2 Design Review Guidelines: Design and site planning methods and techniques shall be set forth in a handbook called Design Review Guidelines.

30.3 Scenic Quality Improvement Program: Additional design guidelines applicable to specific areas shall be set forth in a document called the Scenic Quality Improvement Program. Provisions of that program shall be required by TRPA, as appropriate, as conditions of project approval.