

**TRPA  
APC  
PACKETS**

**DECEMBER  
1995**

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, December 13, 1995, at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The agenda for the meeting is attached hereto and made a part of this notice.

December 4, 1995

By:   
James W. Baetge  
Executive Director

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

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

December 13, 1995  
9:30 a.m.

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

Page #

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 and Planning Matter 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 RECOMMENDATION TO THE GOVERNING BOARD
  - A. Lowering of the Individual Parcel Evaluation System (IPES) Line in Washoe and Douglas Counties 1-10
  - B. Final Supplement to the South Lake Tahoe Redevelopment Project No. 1 EIS/EIR (Embassy Vacation Resorts) 11
  - C. Amendment of Chapter 2, Definitions, and Chapter 15, Redevelopment, Relating to Redevelopment Plans and Projects 12-27
  - D. Amendment of South Lake Tahoe Demonstration Redevelopment Plan and Ski Run/Stateline Community Plan
  - E. Placer County and Washoe County Community Plans and Draft EIS 28-29
  - F. Amendment of Meyers Community Plan for Consistency With El Dorado County Action 30-40
- VI. ADMINISTRATIVE MATTERS
  - A. Election of Chairman and Vice Chairman for 1996 and 1997

VII. REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

VIII. ADJOURNMENT

# TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court  
Elks Point, Nevada

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

(702) 588-4547  
Fax (702) 588-4527

## Memorandum

December 5, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Lowering of the Individual Parcel Evaluation System (IPES) Line  
in Washoe and Douglas Counties

---

**PROPOSED ACTION:** The proposed action is a recommendation to the Governing Board on lowering the IPES lines in Douglas and Washoe Counties.

**STAFF RECOMMENDATION:** Staff recommends that APC hold a public hearing and recommend a continuance on the lowering of the IPES line for Douglas and Washoe Counties since the all the findings cannot be made at this time.

**BACKGROUND:** Chapter 37 of the Code sets forth the five findings which must be made for a jurisdiction for the IPES line to be lowered. Those findings are:

1. All parcels included in the top rank are otherwise eligible for development under the applicable state water quality management plan for the Lake Tahoe Basin (208 plans) and other legal limitations;
2. For any jurisdiction, the number of parcels having scores below the level defining the top ranked parcels, divided by the number of parcels in that jurisdiction that were identified as sensitive by TRPA on January 1, 1986, does not exceed the following percentages:
  - (i) El Dorado County - 20 percent
  - (ii) Placer County - 20 percent
  - (iii) Douglas County - 33 percent
  - (iv) Washoe County - 33 percent
3. The monitoring program for that jurisdiction is in place pursuant to Chapter 32 and the TRPA monitoring plan;
4. Demonstrable progress is being made on capital improvement programs for water quality within that jurisdiction; and
5. The level of compliance with conditions of project approvals within any jurisdiction is satisfactory.

The above findings are further defined in Volume I of the 1988 TRPA 208 Plan (see pages 118-120, attached as Exhibit A).

SES/  
12/5/95

AGENDA ITEM NO. V.A.

1

At the November 1994 meeting, the Governing Board lowered the IPES line in Douglas County to 695. At the October 1994 meeting, the Governing Board lowered the IPES line in Washoe County to 672.

**DISCUSSION:** Since lowering the IPES line is an annual event, staff has compiled the necessary information from the preceding calendar year (1994) or fiscal year (94-95), as appropriate, for consideration of lowering the line in Nevada in 1996. As before, the California counties are ineligible because the vacant lot equation finding cannot be made. The current vacant lot equation is presented for both California counties later in this staff summary for informational purposes.

**FINDING 1. ELIGIBILITY UNDER 208 PLAN**

Staff recommends making the first finding regarding eligibility and legality of IPES parcels below the IPES line for development under the applicable 208 plans because the TRPA 208 Plan, which includes implementation of the IPES and the potential for lowering the line, was certified by both states and approved by U.S.E.P.A. in 1989. The 1990 TRPA amendment to the 208 Plan redefining "in place" monitoring, was certified by Nevada in 1990, by California in 1992, and approved by U.S.E.P.A. in August 1993.

**FINDING 2. VACANT LOT EQUATION**

The "vacant lot equation" is the requirement that the number of parcels with IPES scores below the line (725 or less), divided by the number of parcels deemed sensitive (i.e., land capability districts 1, 2 and 3) on January 1, 1986, cannot exceed 20 percent in the California counties and 33 percent in the Nevada counties.

Numerator = Number of vacant parcels with IPES scores of 725 or less.

Denominator = Number of vacant parcels deemed sensitive (Bailey 1, 2 or 3) on January 1, 1986

The current calculations for California are based on the October 1995 IPES inventory, to which has been added unscored parcels which are mapped predominantly land capability 1-3 and parcels which purchased points within the last two years. The denominators are taken from a September 1986 memorandum to the Governing Board from William Morgan. The denominators are constant and do not change. Staff did not recalculate the Nevada counties from 1994 since they have already reached the required minimum percentage.

Douglas County:  $272/1067 = 25\%$                       Placer County:  $944/1667 = 56.6\%$

Washoe County:  $366/2350 = 16\%$                       El Dorado County:  $1435/4363 = 33\%$

(For informational purposes the percentages for last year for the California counties were: Placer County -  $1038/1667 = 62\%$  and El Dorado County -  $1609/4363 = 37\%$ .)

Staff recommends making this finding for Douglas and Washoe Counties. Since the finding cannot be made for the California counties, the remainder of this summary shall focus on the Nevada counties.

#### FINDING 3. MONITORING FINDING

The monitoring finding requires a monitoring program pursuant to Chapter 32 and the TRPA monitoring plan to be in place in a given jurisdiction. "In place" is defined in the 208 Plan, Volume I, p.119, as amended, as:

"... This monitoring program shall be in place in a local jurisdiction, and shall characterize water quality conditions, before the numerical level defining the top rank for the jurisdiction is lowered. (Goals and Policies, p.VII-25). The term "in place" means that a TRPA-approved monitoring system, with established procedures and responsibilities, is physically located on the selected tributaries, and samples have been collected and analyzed for the previous water year. The monitoring program, to be effective, should remain in place on a continuing and long term basis. It is the intent of TRPA to collect, on a long term basis pursuant to stringent QA/QC procedures, improved tributary water quality data which will be used to better assess average and existing conditions and to understand water quality trends and compliance with state and federal water quality standards."

Additional detail and description of the IPES-related monitoring program is found in Volume I, pp.118-119 of the 208 Plan (Exhibit A.).

In summary, the program consists of permanent monitoring stations at the mouths of ten streams, stream flow gauges and monitoring at upstream locations on five of the ten streams (Incline, Trout, Ward and Edgewood Creeks and the Upper Truckee River), and eleven additional upstream sites in Nevada on both the monitored streams and in other watersheds (developed and undeveloped). The monitoring program meets the requirements of the 208 Plan and the Monitoring Subelement in the Goals and Policies.

The expanded tributary monitoring program has been in place in Nevada since the spring of 1991 so samples have been collected for at least four previous water years (WY 91-92, WY 92-93, WY 93-94 and WY 94-95). The monitoring program is identical (in Nevada) to the program which was in place in 1993 and 1994 at the time the Governing Board lowered the IPES lines in Douglas and Washoe Counties.

Staff recommends making the finding that the monitoring program is in place in Washoe and Douglas Counties.

#### FINDING 4. CIP PROGRESS

The CIP finding requires that a jurisdiction make demonstrable progress on capital improvement programs for water quality within that jurisdiction. The 208 Plan defines demonstrable progress as requiring one of the two following

findings to be made:

1. Funding is committed and there is a strong likelihood that construction will commence on one or more high priority watershed improvement projects in the current or upcoming year and construction of one or more high priority projects has taken place in the previous or current year. (High priority projects are projects with substantial water quality benefit.); OR
2. The performance of the local jurisdiction on implementation of SEZ restoration and capital improvement projects is consistent with progress necessary to meet the benchmarks established on pp.183-184.

-- THREE-YEAR PERIOD ALTERNATE CIP FINDING (Finding #1): Following is the list of CIP projects for Washoe County for the applicable three year period of 1994 - 1996:

1996 (Upcoming)	Third Creek Watershed Restoration Project, approx. \$1.4 million.
1995 (Current)	First, Second, Third and Woods Creeks Water Quality Projects, approx. \$786,372.
1994 (Previous)	Upper Tyrolian Village, Phase 3: \$50,297

-- THREE-YEAR PERIOD ALTERNATE CIP FINDING (Finding #1): Following is the list of CIP projects for Douglas County for the applicable three year period of 1994 - 1996:

1996 (Upcoming)	Skyland Erosion Control: \$210,000 and Kingsbury Drainage Project \$314,00
1995 (Current)	Glenbrook Curve Reveg: \$15,000
1994 (Previous)	Glenbrook Curve Reveg: \$244,00

Note: Douglas County has addressed all its Priority 1 and 2 water quality CIP projects as listed in the 208 Plan although there remains additional work needed.

--CIP/SEZ BENCHMARK ALTERNATE FINDING (Finding #2): The 1996 benchmarks for CIP expenditures (established in the 1992 Water Quality CIP Financing Plan) were: \$4.0 million in Washoe County and \$4.0 million in Douglas County. The SEZ restoration target for December 1996 is 700 acres.

Because the amount of restored SEZ acreage up to 1991 was approximately 80-100 acres, this finding cannot be made for any county. The amount of SEZ restoration which has occurred since 1991 is not sufficient to change this situation.

TRPA staff recommends making Finding #1 for Washoe County and Douglas County.

#### FINDING 5. COMPLIANCE WITH PROJECT CONDITIONS

A "satisfactory level of compliance" with conditions of project approvals,



within the jurisdiction, is the last required finding for lowering the line. The four criteria listed in the 208 Plan are used as indicators of the level of compliance within a jurisdiction. The Governing Board has set numerical performance standards for the four criteria in Resolution 93-91 (attached).

The following compliance data, which pertains to the lowering of the IPES line, has been updated from 1994. The data is consistent with the format of the numerical performance standards in Resolution 93-19. The sources utilized include: TRPA computer database, project files, reading files, inspection records and daily logs, compliance activity summaries, TRPA securities receipt books, and TRPA securities index cards.

**Criteria #1:** The percentage of project securities which were posted within a calendar year at least three years earlier and which are currently not being returned for water quality reasons shall not exceed 30 percent of the number of project securities which were posted within that calendar year.

The set of data is based on all projects which posted a security within the specified calendar year. Data is presented for the years 1988 through 1991.

**1988 Security Returns**

<u>Jurisdiction</u>	<u>Total Posted</u>	<u>Released</u>	<u>Percentage of Securities</u>	
			<u>Not</u>	<u>Released</u>
Washoe County	127	111		13%
Douglas County	63	51		19%

**1989 Security Returns**

<u>Jurisdiction</u>	<u>Total Posted</u>	<u>Released</u>	<u>Percentage of Securities</u>	
			<u>Not</u>	<u>Released</u>
Washoe County	160	130		19%
Douglas County	81	74		9%

**1990 Security Returns**

<u>Jurisdiction</u>	<u>Total Posted</u>	<u>Released</u>	<u>Percentage of Securities</u>	
			<u>Not</u>	<u>Released</u>
Washoe County	175	135		23%
Douglas County	75	54		28%

**1991 Security Returns**

<u>Jurisdiction</u>	<u>Total Posted</u>	<u>Released</u>	<u>Percentage of Securities</u>	
			<u>Not</u>	<u>Released</u>
Washoe County	184	142		23%
Douglas County	82	46		44%

**Criteria #2:** The percentage of BMP retrofit plans behind approved schedules shall not exceed 30 percent of the number of projects which BMP retrofit

Lowering of the IPBS Line in Washoe & Douglas Counties

December 5, 1995

Page 6

schedules as a condition of project approval and have reached the either the five-year or ten-year deadlines set in Chapter 25. (The Code requires 50% completion at the five-year mark.)

A total of 18 projects have reached the five-year date for completion of 50% of the required BMP retrofit as of June 30, 1995.

<u>Jurisdiction</u>	<u>Projects</u>	<u>On Schedule</u>	<u>Behind Schedule</u>	<u>% Non-Compliance</u>
Washoe County	13	11	2	15%
Douglas County	5	5	0	0%

Criteria #3: The percentage of projects which had cease & desist orders posted for failure to observe conditions of approval shall not exceed 20 percent of the number of projects which were inspected the previous fiscal year.

The data for the number of projects inspected is based on the number of pre-grade inspections completed.

FY 94-95 (7/1/94 to 6/30/95)

<u>Jurisdiction</u>	<u># of Projects Inspected</u>	<u># of Projects Issued Cease and Desist Orders</u>	<u>% of Projects Issued Cease and Desist Orders</u>
Washoe County	98	6	6%
Douglas County	33	1	3%

Criteria #4: The percentage of projects which were issued notices of violation or were identified as alleged violations and which are unresolved at the end of the fiscal year shall not exceed 20 percent of the number of projects were were issued notices of violation or were identified as alleged violations within the fiscal year. Noticed or alleged violations which are resolved within 90 days of being reported as an alleged or noticed violation shall not be counted as unresolved, even if the resolution occurs in the next fiscal year. Alleged or noticed violations for which litigation has been filed shall be deemed resolved for purposes of this finding.

The data includes the number of notices of violations, and pre-notice of violation settlements requiring Governing Board approval.

FY 94-95 (7/1/94 to 6/30/95)

<u>Jurisdiction</u>	<u># of Violations</u>	<u># of Violations Unresolved</u>	<u>% of Violations Unresolved</u>
Washoe County	4	0	0%
Douglas County	1	0	0%

TRPA staff recommends making the compliance findings for Douglas and Washoe Counties since they meet the recommended numerical standards for each criteria. Although Douglas County does not meet the 30% criteria for return

Lowering of the IPES Line in Washoe & Douglas Counties

December 5, 1995

Page 7

of water quality securities for 1991, it does meet it for the preceding years and the finding does not require that it be made for the most recent year. If the past four years are averaged, then the percentage of unreturned securities is 25%. This latter method avoids the pitfalls of a small database.

**MOVING THE LINE:** The new line is set by moving the IPES line down by the number of parcels equal to the number of residential allocations used in that county in 1994. Used residential allocations are those for which complete applications were filed, or transfers completed, by December 31, 1994. The number of used allocations in Douglas County in 1994 was 18 and the number of used allocations in Washoe County in 1994 was 63.

If the findings can be made, then, based on the 1995 rankings, the new eligible scores would be approximately 635 in Washoe County and 687 in Douglas County.

**ACTION REQUESTED:** Staff requests that the APC hold a public hearing and make a recommendation on the lowering of the IPES lines in Washoe and Douglas Counties to the Governing Board.

If there are any questions regarding this staff summary, please contact Susan Scholley at (702) 588-4547.

- Property owners may appeal their parcel's rating to an independent body of qualified experts not involved in the initial field evaluation of that parcel. These independent experts shall apply the IPES criteria, and their decision shall be final unless the property owner appeals to the TRPA Governing Board. The Board may change a rating only upon finding that the IPES criteria were not applied correctly.

TRPA shall rate all vacant residential parcels numerically and rank them from most suitable to least suitable, by jurisdiction. TRPA shall also establish a level in the ranking immediately above the most sensitive parcels, based on recommendations from the IPES technical committee. Only parcels above this level, as it may be subsequently adjusted, comprise the "top rank" and may pursue a building permit (Goals and Policies, p. VII-6).

The numerical level defining the top rank for any jurisdiction shall be lowered annually by the number of allocations utilized in that jurisdiction during the previous year, provided that the following conditions are met (Goals and Policies, pp. VII-6, -7):

- all parcels in the top rank are otherwise eligible for development under state water quality plans and other legal limitations,
- a monitoring program for that jurisdiction is in place as set forth in the Monitoring and Evaluation Subelement of the TRPA Goals and Policies,
- demonstrable progress is being made on the Capital Improvements Program for water quality within that jurisdiction,
- there is a satisfactory rate of reduction in the inventory of vacant parcels; the IPES line shall not move down in any jurisdiction unless the number of parcels below the line in that jurisdiction, compared to the number deemed sensitive on January 1, 1986, does not exceed 20 percent in El Dorado and Placer Counties, or 33 percent in Washoe and Douglas Counties, and
- the level of compliance with conditions of project approvals within that jurisdiction is satisfactory.

With respect to the requirement that a monitoring program be in place in a given jurisdiction, the Goals and Policies require TRPA to monitor representative tributaries to provide a basis for evaluating the relative health of the watershed within which development is contemplated and progress toward meeting thresholds. The monitoring program will monitor stream flows and

MONITORIA

concentrations of sediments and dissolved nutrients to determine annual pollutant loads. This monitoring program shall be in place in a local jurisdiction, and shall establish baseline water quality conditions, before the numerical level defining the top rank for the jurisdiction is lowered (Goals and Policies, p. VII-25). The term "in place" means that a TRPA-approved monitoring system, with established procedures and responsibilities, is physically located on the selected tributaries, and samples have been collected and analyzed for at least one representative water year.

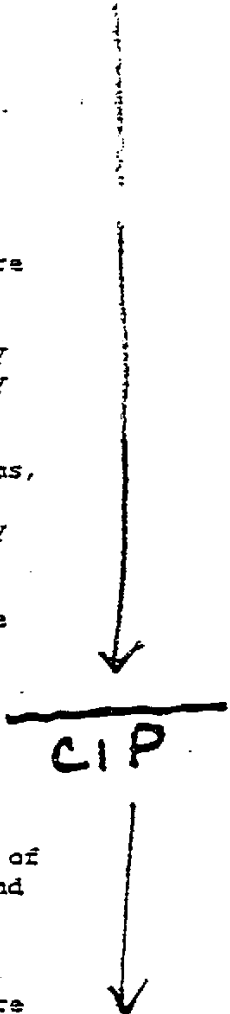
The location of sampling sites, frequency of sampling, and financial responsibilities for monitoring will be set forth in TRPA's Monitoring Program pursuant to the Goals and Policies (p. VII-25) and the TRPA Code of Ordinances (section 32.10), based on the recommendations of the TRPA Monitoring Committee. The objectives of the monitoring program are to:

- (1) Characterize the water quality of streams draining affected residential areas in relationship to the overall water quality observed in the watershed,
- (2) Identify short-term changes in water quality from affected residential areas, and
- (3) Ensure that TRPA and state water quality standards are being attained and maintained.

The monitoring program will include quality control and quality assurance (QA/QC) procedures to ensure that the data accurately represent the actual water quality conditions.

Monitoring will normally occur not only at the mouths of streams, but also at locations in closer proximity to residential subdivisions. While the stream mouth monitoring will generally cover the entire year, monitoring at other locations higher in the watershed will be geared toward the spring snowmelt period and the fall storm season to contain costs. In addition to the presently established monitoring stations, TRPA estimates that 30 to 40 additional stations will be required throughout the Region to support the IPES conditions.

With regard to the requirement that demonstrable progress is being made on the Capital Improvements Program within a given jurisdiction, TRPA's evaluation will be based on the programs adopted in Volumes III and IV of the 208 plan, including lists of SEZ restoration and capital improvement projects for erosion and runoff control, with priority designations, for each jurisdiction. Pursuant to the Goals and Policies, TRPA has established benchmarks against which the progress can be evaluated (Goals and Policies, p. VII-26). These benchmarks are found in Section I, Chapter VII of this volume, Plan Evaluation and Revision.



CIP

To make a finding of demonstrable progress in a local jurisdiction, TRPA will review the progress of that jurisdiction over a three-year period covering the previous year, the current year, and the upcoming year. For the demonstrable progress criteria to be met, TRPA must make one of the following findings: (1) funding is committed and there is a strong likelihood that construction will commence on one or more high priority watershed improvement projects in the current or upcoming year and construction of one or more high priority projects has taken place in the previous or current year, or (2) the performance of the local jurisdiction on implementation of SEZ restoration and capital improvement projects is consistent with progress necessary to meet the benchmarks established on pp. 183 and 184. In this context, the term "high priority project" means a project with a substantial water quality benefit.

To determine whether the level of compliance in a jurisdiction is satisfactory, TRPA will evaluate: (1) the percentage of projects which commenced construction three or more years earlier but which have not had their securities returned for water quality-related practices, (2) the number of projects which are behind approved schedules in project approvals for BMP retrofit, compared to those on schedule, (3) the number of projects which required TRPA issuance of cease and desist orders for failure to observe conditions of approval within the previous fiscal year, as compared to the number of projects inspected, and (4) the number of projects on which violations remain unresolved, compared to the number resolved. TRPA will review compliance data at the end of the 1989 building season, and will then set specific numerical performance standards for the four criteria above. The specific numerical performance standard shall reflect TRPA's goal of achieving a very high level of compliance with conditions of project approval.

COMPLIANCE

Since it is possible (though unlikely) that individual appeals of IPES scores may result in a significant shift in the number of single-family parcels eligible to pursue construction permits by virtue of being in the top rank, TRPA shall, in a given local jurisdiction, and provided that IPES appeals increase the size of the top rank in that jurisdiction by three percent or more, subtract the number of parcels added to the top rank by appeals during the first year from the number of parcels which would be added to the top rank any year that the IPES line is lowered, until the number of parcels added to the top rank by appeals equals the number of parcels which would have been added to the top rank due to the lowering of the IPES line.

For TRPA to approve a project on a parcel rated and ranked by IPES, the parcel must be served by a paved road, water service, sewer service, and electric utility. However, Chapter 27 of the TRPA Code of Ordinances sets forth provisions for waiver of the paved road requirement, as provided for in the Goals and Policies (p. VII-8).

# TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court  
Elks Point, Nevada

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

(702) 588-4547  
Fax (702) 588-4527

## MEMORANDUM

December 3, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Final Supplemental EIR/EIS to the South Tahoe Redevelopment Project  
No. 1 (Embassy Vacation Resorts)

---

Staff Recommendation: Staff recommends that the APC forward to the Governing Board a recommendation for certification of the subject document.

Background: Please find enclosed with the APC packet a copy of the Final Supplemental EIR/EIS to the South Tahoe Redevelopment Project No. 1. The 60 - day public comment period began on September 6, 1995 and ended on November 4, 1995.

The Final Supplemental EIR/EIS contains comments received during the public comment review period and written responses to those comments. TRPA Staff will be presenting the Final Supplemental EIR/EIS at the December 13, 1995 APC meeting for a recommendation of technical adequacy.

If you have any questions or comments regarding this matter please contact Rick Angelocci of the TRPA staff at (702) 588-4547.

\RA

AGENDA ITEM V.B.

11

# TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court  
Elks Point, Nevada

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

(702) 588-4547  
Fax (702) 588-4527

## MEMORANDUM

December 5, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Chapter 2, Definitions, and Chapter 15, Redevelopment, Relating to Redevelopment Plans and Projects and Amendment of South Lake Tahoe Demonstration Redevelopment Plan and Ski Run/Stateline Community Plan

---

PROPOSED ACTION: The proposed action is to amend the South Lake Tahoe Demonstration Redevelopment Plan, the Stateline/Ski Run Community Plan, and Chapters 2 and 15 of the Code.

STAFF RECOMMENDATION: Staff recommends that the APC hold a public hearing and make a recommendation for adoption to the Governing Board.

BACKGROUND: In 1988, TRPA adopted Chapter 15, Redevelopment Plans, which set forth standards for redevelopment plans and provided for a demonstration redevelopment plan in South Lake Tahoe. In March 1989, TRPA and the City of South Lake Tahoe adopted a demonstration redevelopment plan for the Ski Run/Stateline areas entitled South Lake Tahoe Demonstration Redevelopment Plan for the Ski Run/Stateline Areas. Environmental impact statements (EISs) were certified for adoption of Chapter 15 and the Demonstration Redevelopment Plan.

The Demonstration Redevelopment Plan included, among other things, the construction of two large hotels through transfers of existing tourist accommodation units (TAUs), relocation of McDonalds, expansion and reconstruction of commercial marina buildings, and construction of priority public benefits, such as water quality projects, bike paths, SEZ restoration and a linear park in front of Tahoe Meadows. Redevelopment Project No. 1 was approved in June 1989 by TRPA after certification of an EIS.

The Stateline hotel (Embassy Suites) was built and opened in 1991 but the Ski Run hotel (owned by El Dorado Improvement Corp.) declared bankruptcy in October 1991 after grading the site. McDonalds has been relocated and water quality projects have been partially built. The Ski Run hotel site has been acquired by KOAR (developer of the Embassy Suites hotel) and certain changes to the Demonstration Redevelopment Plan and Ski Run component of Redevelopment Project No. 1 are being proposed. Further, the passage of time has made many of the original timelines obsolete and transit programs have caused a reconsideration of the original plans for Loop Road construction.

SES/  
12/5/95

AGENDA ITEMS NO. V.C. & D.