

**TRPA
APC
PACKETS**

**JUNE
1995**

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

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

(702) 588-4547
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MEMORANDUM

May 1, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Draft Environmental Impact Report/Environmental Impact
Statement for the Heavenly Ski Resort Master Plan

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Proposed Action: The Draft Heavenly Ski Resort Master Plan and Environmental Impact Report/Environmental Impact Statement (EIR/EIS) are presently being circulated for public comment. The 60-day public comment period began April 4, 1995 and is scheduled to close on June 2, 1995. Following the close of the comment period, a Final EIR/EIS will be prepared.

Recommended Action: Staff recommends that the Advisory Planning Commission (APC) conduct a public hearing for the purpose of taking comment from the public and the APC. No further action is being requested at this time.

Background: In April 1995 copies of the six-volume package comprising the Draft Master Plan and EIR/EIS (including technical appendices) were sent to members of the APC. If possible, please bring any of the volumes which you wish to address to the APC meeting.

The Draft Master Plan has been prepared in accordance with TRPA's Ski Area Master Plan Guidelines. It generally includes expansion and redevelopment of the existing Heavenly Ski Resort. The resort is on private and national forest lands and lies in and out of the Tahoe Region. The EIR/EIS, therefore, has been prepared as a joint environmental document between TRPA, the USDA Forest Service, and El Dorado County.

New facilities proposed include additional ski lifts and ski runs, additional snowmaking, a new high-speed gondola which would leave from the South Stateline area, an additional day lodge and gondola mid-station, related skier support facilities, and expanded transit. No new additional automobile parking is proposed. Proposed facilities to be redeveloped include the existing base lodges and related areas. A comprehensive watershed rehabilitation program known as the Cumulative Watershed Effects (CWE) analysis is a key element of the plan.

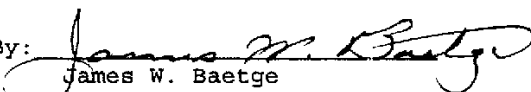
This item will begin with a presentation on the proposed project and EIR/EIS by staff, Heavenly Ski Resort, and the EIR/EIS consultant. Please contact Jerry Wells or Andrew Strain at (702) 588-4547 if you have any questions or comments regarding this matter.

AS/rd

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, June 14, 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.

June 2, 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
Kings Beach, California

June 14, 1995
9:30 a.m.

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

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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 RECOMMENDATION TO THE GOVERNING BOARD

- A. Amendment of Plan Area Statement 013, Watson Creek (Conservation), and Plan Area Statement 014, Cedar Flat (Residential), to Add Placer County APN 092-010-18 to Plan Area 014 1-27
- B. Amendment of Chapter 22, Height Standards, Regarding Additional Height for Certain Buildings 28-40
- C. Amendment of 1994-1998 List of Additional Public Service Facilities to Add Edgewood Water Company New Water Tank and Ozonation Facility, Douglas County APN 07-040-03 41-43

- VI. PLANNING MATTERS

- A. Coordinated Transportation System (CTS) Agreement Proposed by the South Shore Transportation Management Agency 44
- B. Discussion of Proposed Three-Year Strategic Plan (July 1995 - June 1998) 45

VII. REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

VIII. ADJOURNMENT

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MEMORANDUM

June 1, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Plan Area Statement Boundary Between
Plan Area 013, Watson Creek (Conservation), and
Plan Area 014, Cedar Flat (Residential), to Add
Portions of Placer County APN 092-010-18 to
Plan Area 014

Proposed Action: The owner of a 26.5 acre parcel in Placer County, presently located in Plan Area 013, Watson Creek (Conservation), proposes to relocate approximately 6.2 acres of the parcel into Plan Area 014, Cedar Flat (Residential), for the purposes of developing additional residential uses. The proposed action would expand the TRPA Urban Boundary. Refer to Exhibit A, Existing Plan Area Boundaries, Exhibit B, Applicant's Proposed Plan Area Boundary, and Exhibit C, Portion of APN 092-010-18 to be added to PAS 014. The balance of the parcel (20.3 acres) would remain in Plan Area 013.

Staff Recommendation: Staff recommends that the Advisory Planning Commission recommend approval of the proposed amendment to the Governing Board subject to the threshold improvements proposed by the applicant which are shown on page 6 of the staff report.

Background: The subject parcel is shown in Exhibit A, Existing Plan Area Boundaries. It is vacant. It is approximately twenty six and one-half acres in size and contains Dollar Creek, a perennial stream. The Dollar Creek riparian corridor is stable and well-vegetated, and not in need of restoration. The U.S. Army Corps of Engineers has mapped a 100-year flood plain along the creek which varies from 50 to 100 feet wide through the site.

The existing Plan Area designation for the subject parcel is Plan Area 013, Watson Creek Conservation. Refer to Exhibit C, Plan Area Statement 013, Watson Creek. Permissible uses include residential summer homes and several developed recreation uses. Existing Placer County zoning for the entire parcel is TR-1, Single Residence Tahoe, which generally permits single family uses. It is located outside the TRPA Urban Boundary. The Urban Boundary is coincident with the existing boundary of Plan Area 014, Cedar Flat Residential. Plan Area Statement 014 is shown in Exhibit D. The surrounding land use pattern is shown in Exhibit E.

The applicant also owns two vacant, residential parcels in the existing subdivision located adjacent to the subject parcel in Plan Area 014. The applicant has stated his desired intentions are to create three large lot parcels through a series of boundary line adjustments involving the subject parcel and the two parcels in Plan Area 014. It is uncertain at this time whether TRPA could approve the ultimate parcel configuration proposed by the applicant.

Land Capability: TRPA mapped land capability includes class 1b (SEZ), class 5 (Umpa very stony sandy loam, UmD), and class 6 (Tahoma stony sandy loam, TbD) found on site. The two soil types have slope ranges up to a maximum of fifteen (15) percent. A more refined slope analysis submitted by the applicant, however, estimates that approximately 15 acres have slopes in excess of fifteen (15) percent. Slopes greater than fifteen (15) percent in the Umpa soil series (UmE and UmF) are designated as land capability classes 3 and 1a, respectively. Tahoma series soils with slopes greater than fifteen (15) percent are Jorge/Tahoma soils (JwE and JwF) rather than Tahoma soils and are designated as land capability classes 4 and 2, respectively. The land capability is presently being verified by TRPA staff.

TRPA Urban Boundary: In 1986, as part of the Regional Plan package, TRPA established an Urban Boundary. All residential, commercial/public service and tourist accommodation plan areas are included within the Urban Boundary. The subject parcel is in a Conservation Plan Area which is not included within the Urban Boundary. Adding it to the Residential Plan Area (014) would expand the Urban Boundary.

TRPA established Urban Area Boundaries to clearly direct the location of all future residential, commercial/public service and tourist accommodation development. The Urban Boundary represents TRPA policy (shown below) that additional development occur within already developed areas. These areas contain the necessary public utilities, road system, and other supporting infrastructure to accommodate the additional development permitted under the Regional Plan.

The following sections of the Regional Plan Goals and Policies, Land Use Element, Land Use Subelement contains the Urban Boundaries policies.

"GOAL #2 DIRECT THE AMOUNT AND LOCATION OF NEW LAND USES IN CONFORMANCE WITH THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES AND THE OTHER GOALS OF THE TAHOE REGIONAL PLANNING COMPACT.

Based on the findings of the Compact, evidence included in the environmental impact statement prepared for this Plan, and public testimony, the Tahoe Region is experiencing resource use problems and deficient environmental controls.

POLICIES

1. THE TOTAL POPULATION PERMITTED IN THE REGION AT ONE TIME SHALL BE A FUNCTION OF THE CONSTRAINTS OF THE REGIONAL PLAN AND THE ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES.

Population growth in the Region will be guided by the limitations on land use set forth in the Plan. This Plan identifies land use, densities, traffic volumes, urban boundaries, and other factors that indirectly determine the population at any given time. All of these factors have been set to ensure compliance with the environmental thresholds.

2. SPECIFIC LAND USE POLICIES SHALL BE IMPLEMENTED THROUGH THE USE OF PLANNING AREA STATEMENTS FOR EACH OF THE PLANNING AREAS IDENTIFIED IN THE MAP INCLUDED IN THIS PLAN (LOCATED INSIDE BACK COVER). AREAS OF SIMILAR USE AND CHARACTER HAVE BEEN MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING FIVE LAND USE CLASSIFICATIONS: CONSERVATION, RECREATION, RESIDENTIAL, COMMERCIAL AND PUBLIC SERVICE, AND TOURIST. THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. MORE DETAILED PLANS, CALLED COMMUNITY PLANS, MAY BE DEVELOPED FOR DESIGNATED COMMERCIAL AREAS. OTHER DETAILED PLANS, SUCH AS THE AIRPORT MASTER PLAN, SKI AREA MASTER PLANS, AND REDEVELOPMENT PLANS, MAY ALSO BE DEVELOPED. THESE DETAILED PLANS MAY COMBINE TWO OR MORE OF THE FIVE LAND USE CLASSIFICATIONS.

Since the development permitted under this Plan is generally limited to the existing urban boundaries in which uses have already been established, the concept of this land use plan is directed toward regulating infill and redirection. The intent of this system is to provide flexibility when dealing with existing uses, continuation of acceptable land use patterns, and redirection of unacceptable land use patterns. Implementation ordinances set forth the detailed management criteria and allowed uses for each land use classification."

For example, as of March 1, 1993, there were approximately 1,244 vacant single-family parcels in Placer County which were above the IPES line and eligible for development. At the same time, there were 935 parcels in Placer County which are below the IPES line.

From a land use planning standpoint and in terms of attaining and maintaining the adopted environmental threshold carrying capacities, the existing lands within the Urban Boundary should first be built out prior to expanding into those areas outside of it. A fundamental concept of the Regional Plan is to infill additional development into existing developed areas. Cumulatively, significant expansions of the Urban Boundary are generally inconsistent with the Goals and Policies stated above.

Findings: Prior to amending the plan area boundary, TRPA must make the following findings.

Chapter 13 Findings

1. Finding: The amendment is substantially consistent with the plan area designation criteria in subsections 13.5.B and 13.5.C of the TRPA Code of Ordinances.

Rationale: The parcel is presently located in Plan Area Statement 013. Plan Area Statement 013 describes the plan area as "mostly undeveloped and in public ownership." Planning consideration #2 states, in part, "...that the potential

for developed recreational sites is limited due to lack of the necessary infrastructure such as sewer, water, and improved roads."

By contrast, however, the subject parcel is privately owned and bordered by undeveloped land to the west and some to the north, but is surrounded by parcels developed with single family dwellings to the south and east. The portion of the parcel to be relocated is consistent in size with other adjacent estate sized parcels located in PAS 014 that are residentially developed. Infrastructure is available to the property via both Wildwood and Antone Road which are paved and contain all utilities stubbed to the subject parcel.

Conservation plan areas are defined by TRPA as follows:

Conservation Areas: Conservation areas are areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. Conservation areas include:

- (i) public lands already set aside for this purpose;
- (ii) high-hazard land, stream environment zones, and other fragile areas, without substantial existing improvements;
- (iii) isolated areas which do not contain the necessary infrastructure for development;
- (iv) areas capable of sustaining only passive recreation or non-intensive agriculture; or
- (v) areas suitable for low-to-moderate resource management.

Residential plan areas are defined by TRPA as follows:

Residential Areas: Residential areas are areas having potential to provide housing for the residents of the Region. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and nonresidential uses that complement the residential neighborhood. These lands include:

- (i) areas now developed for residential purposes;
- (ii) areas of moderate-to-good land capability;
- (iii) areas serviced by utilities; or
- (iv) areas of centralized location in close proximity to commercial services and public facilities.

The subject parcel is privately owned, is not isolated, has necessary infrastructure for development in the vicinity of the parcel, and has areas of high land capability adjacent to the existing residential subdivision. The property is adjacent to developed residential uses and is serviced by utilities which are stubbed to the end of the existing access road.

Management Strategy: The management strategy for Plan Area 013, Watson Creek and Plan Area 014, Cedar Flat is "Development with Mitigation." Areas with this designation can accommodate additional development if the impacts are fully mitigated and the land is capable of withstanding the use. Both onsite and offsite mitigation of environmental impacts from development shall be required. additional development which may be approved on the site must demonstrate that all impacts are fully mitigated.

Special Designations: Neither plan area contains any special designations.

2. Finding: If the amendment is to expand an existing urban plan area boundary or to add residential, tourist accommodation, commercial, or public service as permissible uses to a non-urban plan area, it must be found that the amendment will make the plan area statement consistent with an adopted policy or standard of the Regional Plan, and that the amendment will satisfy one or more of the following criteria:

- (a) The amendment is to correct an error which occurred at the time of adoption, including but not limited to a mapping error, an editing error, or an error based on erroneous information; or
- (b) The amendment is to enable TRPA to make progress toward one or more environmental thresholds without degradation to other thresholds as measured by the Chapter 32 indicators; or
- (c) The amendment is needed to protect public health and safety and there is no reasonable alternative.

Rationale: The proposed amendment would expand the existing Urban Boundary by approximately 6.2 acres. The amendment will make the amended Plan Area Statement consistent with Goal #2, Policy 2 of the Land Use Element, Land Use Subelement shown above and subsection 13.5.B(1)(c) of the Code by permitting an incremental level of additional development immediately adjacent to an existing residential subdivision which has moderate to high capability lands available for development.

The second part of the Finding can be met by item (b) as shown above regarding progress toward attainment of one or more adopted environmental thresholds without degradation to the others as measured by the Chapter 32 threshold indicators.

The applicant proposes to restore and revegetate approximately 15,500 square feet of existing soft and disturbed coverage presently on-site in the form of roads. Further, the applicant proposes to permanently retire potential land coverage as follows:

Five percent of the first 100,00 square feet of potential coverage over the entire 26.5-acre parcel; and
Seven percent of all potential land coverage greater than 100,000 square feet over the entire 26.5 acre parcel.

The coverage restoration and retirement would assist attainment of the Soil Conservation threshold, known as SC-1. Based on information submitted by the applicant, it appears that none of the other thresholds would be degraded by the proposal.

Because the threshold improvement finding is required for the plan area amendment and not for any future development of a residential project, the amendment's adopting ordinance will not become effective until the applicant has completed the land coverage restoration and retirement.

The amended plan area boundary will be described by a metes and bounds survey to be prepared by the applicant prior to the Governing Board meeting.

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: Based on the environmental threshold improvements contained in the proposal, the project is expected to enhance implementation of the Regional Plan.
2. Finding: The project will not cause the environmental thresholds to be exceeded.
Rationale: Environmental threshold improvements are included in the project which will assist in threshold attainment.

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

Rationale: See findings 1 and 2 above.

4. Finding: The Regional Plan and all its elements, as implemented through the Code, Rules, and other TRPA plans and programs, as amended, achieves and maintains the thresholds.

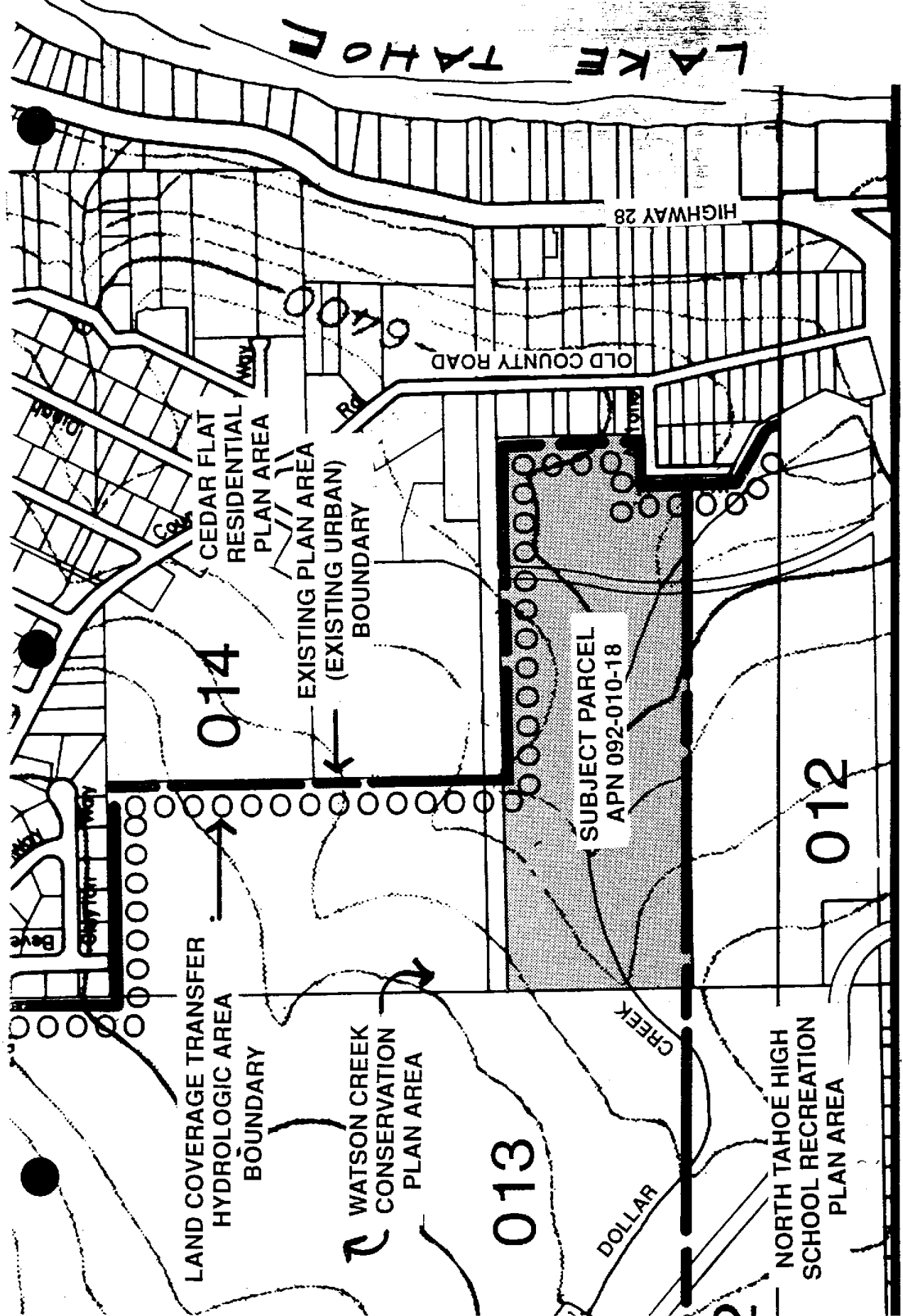
Rationale: See findings 1 and 2 above.

Comments Received: As part of the original amendment proposal which was on the September 1994 APC Agenda, TRPA received numerous comment letters and telephone calls from surrounding property owners (see attached letters). They were generally opposed to the original amendment which proposed relocating the entire 26.5 acre parcel into Plan Area 014. Based on the revised proposal, TRPA is sending a new public hearing notice to surrounding property owners. TRPA staff will provide the APC with any new comments received as part of the public hearing.

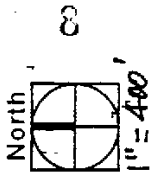
Environmental Documentation: Staff has prepared an Initial Environmental Checklist (IEC) for the proposed project. Staff proposes a finding of No Significant Effect (FONSE) based on the following:

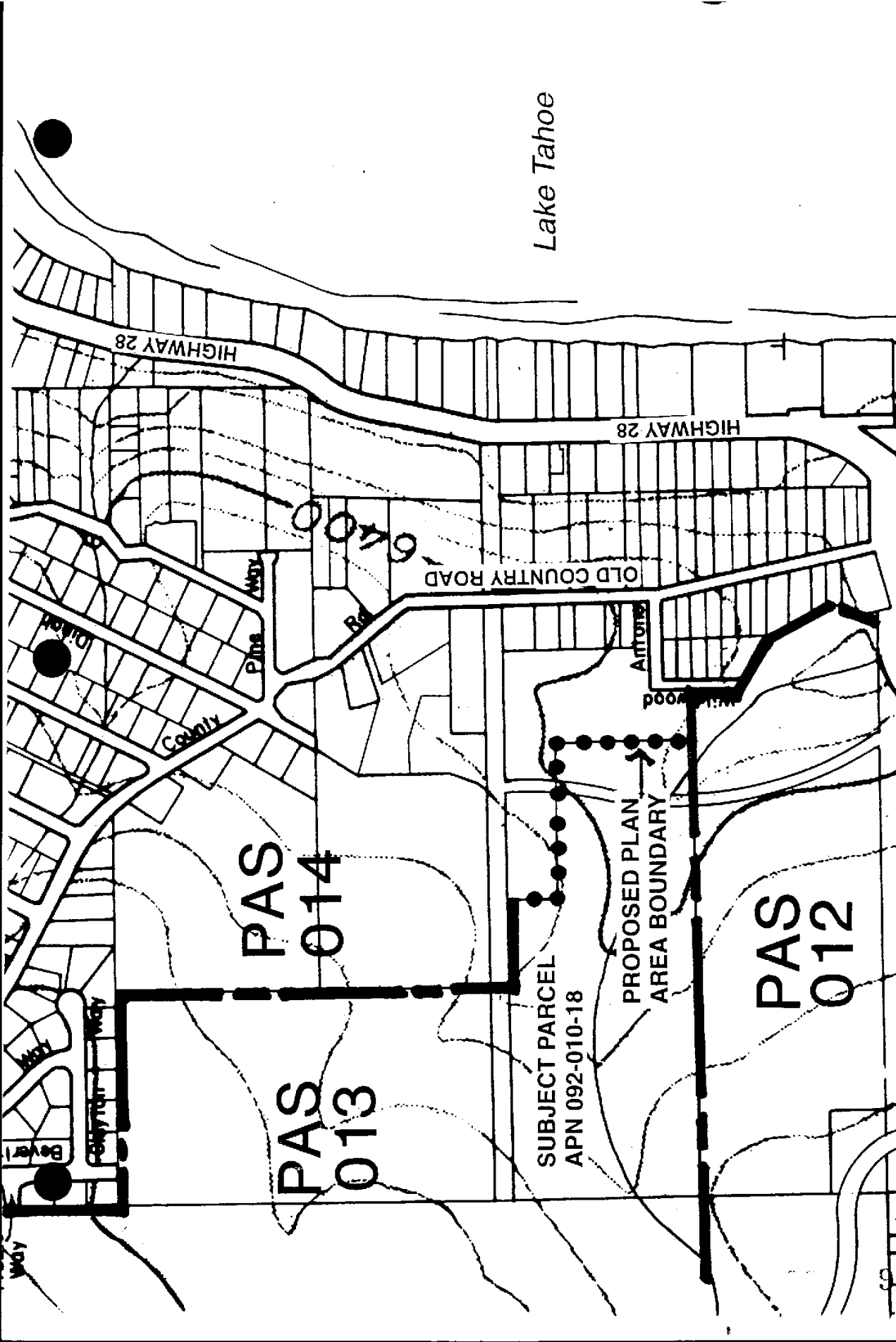
1. No additional development would be permitted by the amendment than is otherwise permissible under the Regional Plan; and
2. The amendment includes improvements to be completed by the applicant which will assist in attainment of the Soil Conservation threshold.

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 item.



EXISTING PLAN AREA BOUNDARIES





Lake Tahoe

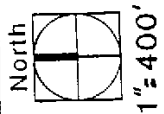


EXHIBIT B
6/5/95

APPLICANT'S PROPOSED
PLAN AREA BOUNDARY