

**TRPA
APC
PACKETS**

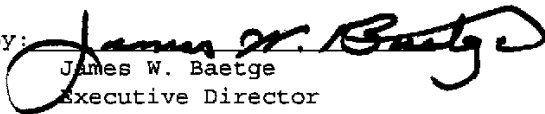
**FEBRUARY
1996**

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, February 14, 1996, 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.

February 5, 1996

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

February 14, 1996
9:30 a.m.

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

AGENDA

Page#

- 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. Bicycle Master Plan for the Lake Tahoe Region
 - B. Adoption of the 1996-2000 List of Additional Recreation Facilities Pursuant to Section 33.6
 - C. Adoption of the 1996-2000 List of Additional Public Service Facilities Pursuant to Section 33.5
 - D. Amendment of Chapter 21, Density, Relative to the Kitchen Unit Limitation for Timeshares
 - E. Certification of the Bijou/Al Tahoe Community Plan EIR/EIS and on Adoption of the Bijou/Al Tahoe Community Plan
 - F. Draft EIS for the Lake Tahoe Shorezone Development Cumulative Impact Analysis
- VI. PROJECT REVIEW
 - A. South Tahoe Redevelopment Project #1, Plan Revision

1-2

3-14

15-50

51

55-80

81

83

VII. PLANNING MATTERS

- A. Workshop on the Environmental Improvement Program and a Demonstration of Erosion Control Needs Assessment

VIII. REPORTS

- A. Executive Director
- B. Legal Counsel
- C. APC Members

IX. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

308 Doria Court
Elks Point, Nevada

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

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

MEMORANDUM

February 2, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Adoption of the Bicycle Master Plan for the Lake Tahoe Region

Proposed Action: To review the Bicycle Master Plan for the Lake Tahoe Region, and make a recommendation for approval to the TRPA Governing Board.

Staff Recommendation: Staff recommends the APC review the Draft Bicycle Master Plan for the Lake Tahoe Region, hold a public hearing and recommend approval of the Master Plan to the TRPA Governing Board.

Discussion: In 1980, California and Nevada amended the Tahoe Regional Planning Compact (P.L. 91-148; 83 Stat. 360). The Compact outlines the Regional Plan and its contents. The Regional Plan is to contain a transportation element "for the integrated development of a regional system of transportation", including such things as highways, transit routes and bicycle facilities. The Compact identifies two goals which relate to transportation: "To reduce dependency on the automobile by making more effective use of existing transportation modes and of public transit to move people and goods within the Region; and to reduce to the extent feasible air pollution which is caused by motor vehicles." Implementation of the Bicycle Master Plan will help to achieve these goals, in addition to goals identified for recreation.

The Tahoe Regional Planning Agency (TRPA) has been designated by the State of California as the Regional Transportation Planning Agency (RTPA). As the RTPA, TRPA is responsible for the development of a Regional Transportation Plan, and any related documents, for the Tahoe Region. TRPA adopted a Regional Transportation Plan - Air Quality Plan in 1992, and reaffirmed the Plan in 1994. The Bicycle Master Plan will be supplemental to this document.

In both the States of California and Nevada, a Bicycle Master Plan is required for the state to implement bicycle projects. If a bicycle project is being proposed, each state must verify that the project is identified in a Bicycle Master Plan before it is constructed. In California, TRPA has been able to use the RTP-AQP to show that a project is recommended, but in Nevada the projects have had to be amended into one of the county Regional Transportation Commission's (RTC) master plans. When adopted, the Master Plan will become an element of the Regional Transportation Plan for California, and will have to be adopted by reference by the RTCs in Nevada.

/bkm

AGENDA ITEM V.A.

1

TRPA has been facilitating a project over the last year or so to provide a continuous bicycle facility circling the Lake by the year 2000. This is going to be a combination of Class I (separate paths), Class II (on road bike lanes), and Class III (on road signed bike routes) facilities. By utilizing a public-private partnership approach, TRPA has been able to gain broad support for this project. There has been tremendous enthusiasm expressed by the local jurisdictions and local interest groups who have been participating in this process.

Some of the Class II facilities can be constructed as part of highway projects that may be occurring. If a project is identified in an adopted Bicycle Master Plan, and it can be constructed as part of a highway project, the state Departments of Transportation (DOT) must try to include the bicycle project. If it is not identified in an adopted Plan, the DOTs are not required to do so.

In order to implement the projects necessary to complete a bikeway circling the Lake, TRPA must have an adopted Bicycle Master Plan with these projects identified. The enclosed Plan includes all the projects necessary to complete this loop. TRPA recognizes that this Plan will have to be revised to include additional projects. At this time the Plan contains the highest priority projects that need to be identified immediately.

The Master Plan consists of a background of transportation and air quality planning in the Lake Tahoe Region, an inventory of existing bicycle facilities, and proposed facilities identified for construction. Also identified are other improvements that should be made throughout the Region to encourage bicycling, and enhance the experience.

A copy of the Draft Bicycle Master Plan is enclosed for review by the Advisory Planning Commission. A copy will be available at the TRPA offices for other individuals interested in reviewing the document. If there are any questions regarding this agenda item, please contact Bridget Mahern at (702) 588-4547.

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

February 2, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Adoption of the 1999-2000 List of Additional Recreation Facilities Pursuant to Section 33.6

Proposed Action: Staff requests the APC review the new projects proposed for inclusion on the 1996-2000 Five-Year List of Additional Recreation Facilities and recommend approval of the list and accompanying adopting resolution to the Governing Board.

Please note: In the interest of conserving paper, the cost of printing, and postage, only new projects and appendices are included in this packet. Staff will have complete copies of the Five-Year List available for review at the APC meeting.

Recommendation: Staff recommends that the Advisory Planning Commission conduct the public hearing and, based on its outcome, recommend Governing Board approval of the 1996-2000 Five-Year List of Additional Recreation Facilities.

Background: Section 33.6 of the Code of Ordinance requires TRPA to prepare a Five-Year List of Additional Recreation Facilities annually. The list is to be adopted by the Governing Board. The list serves as a regional recreation planning and coordination tool in lieu of a regional recreation master plan. It also serves as a method to track implementation of TRPA's 20-year target for outdoor recreation.

Currently, TRPA, in conjunction with the Tahoe Coalition of Recreation Providers (TCORP), is in the planning process of preparing a recreation master plan. Once the list is adopted, TRPA intends to use the master plan in lieu of the Five-Year list process in the review of recreation projects to ensure consistency. The recreation plan is in the data gathering and analysis stage.

Discussion: This year, 5 new projects have been added to the list. The majority of amended projects, pushed back project construction dates. Two recreation projects were completed in 1995 and have been removed from the list.

JH:rd

AGENDA ITEM V. B.

3

Environmental Documentation: Staff has completed an Initial Environmental Checklist (IEC) for the project and proposes a Finding of No Significant Effect (FONSE) because the action is administrative in nature and does not constitute a project approval. Projects on the list which apply for TRPA permits must be found to be consistent with all applicable elements of the Regional Plan prior to project approval.

The finding of need for the project is made in the context of a five-year planning process and does not preclude an analysis and inquiry into the need for the project, including the size, at the time of project review.

The additions of new projects to the list for future consideration is consistent with the Regional Plan.

Staff will begin this item with a brief presentation. Please contact John Hitchcock at (702) 588-4547 if you have any questions or comments on this agenda item.

1996-2000 RECREATION SERVICE LIST

New Projects Received and Included on the Public Service List

Type of Use: Day Use Area

Project Title: Aspen Grove Gazebo

Description and Need: Construction of 300 sq. ft. of gazebo for weddings and similar "formal" ceremonies.

PAS: 048; APN 127-010-07

Location: Aspen Grove

Applicant: IVGID

Construction Year: 1997 PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: Gazebo is considered an enhancement of the existing facility. No increases in parking, yard area, or building area are proposed.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(q) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A

Type of Use: Participant Sports Facility

Project Title: Reconstruct Turfed Athletic Field (MS #1)

Description and Need: Enlarge Middle School field #1 to allow for adult team use. field increase approximately 25,000 sq. ft. Project includes bleachers and announcer's booth.

PAS: 048

Location: Incline Middle School

Applicant: IVGID

Construction Year: 1996

PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: The project is part of IVGID's Capital Improvement Program.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISS on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: >

Type of Use: Day Use Area

Project Title: Eighth Hole Park and Pathway

Description and Need: Construction of paved pathway from eighth tee of championship golf course along Highway 28 to a point across from visitor and convention bureau building. Includes landscaping and picnic facilities.

PAS: 044

Location: IVGID championship golf course

Applicant: IVGID

Construction Year: 1998

PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: Project is listed in IVGID's Capital Improvement Program.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(q) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: >

Type of Use: Outdoor Recreation Concessions

Project Title: Sand Harbor Beach Concession

Description and Need: Construction of a beach concession behind the main beach of Sand Harbor.

PAS: 055

Location: Sand Harbor

Applicant: Nevada Division of State Parks

Construction Year: 1996

PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: Project is listed in Nevada State Parks Master Plan.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(q) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISS on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: >

Type of Use: Group Facilities

Project Title: Davis Bunkhouse Project

Description and Need: The proposed project tentatively includes a 4,000 sq. ft. building consisting of a meeting room, dining commons for 40 people, and dormitory style camp cabins with eight beds, would be designed to replicate Old Tahoe log cabin pony express stations. A separate gazebo and recreation building would include game tables, weight/fitness machines, and a sauna/hot tub.

PAS: 004

Location: APN 93-010-019

Applicant: Bud/Nanci Davis, Vail Engineering

Construction Year: 1996

PAOT Need: 40 overnight

Eligibility Findings:

There is a need for the project: The intent of the project is to provide a facility to host retreats, outdoor orientation camps, sport camps, and intensive courses to study; to provide an opportunity for groups (particularly school children from urban areas) to explore and study the Sierra Nevada flora and fauna; and to provide a venue for sports and recreation camps including backpacking, cross-country skiing, and mountain biking.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: >

1996-2000 RECREATION SERVICE LIST

New Projects Received but not Included on the Public Service List

Projects Received But Not Included On The Public Service List

Name: Elk Point Community Beach
Type: Day Use/Marina
PAS: 070B; APN 05-25-15

Reason: This project has an approved TRPA Master Plan; therefore, it is not required to be listed.

Name: Dining Facility at Championship Golf Course
PAS: 044; APN 131-240-02

Reason: Staff perceives this project to be a commercial project in nature, and not a recreation project. The project will require commercial floor area.

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

February 2, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Adoption of the 1996-2000 List of Additional Public Service Facilities Pursuant to Section 33.5

Proposed Action: Staff requests the APC review the new projects proposed for inclusion on the 1996-2000 Five-Year List of Additional Public Service Facilities and recommend approval of the list and accompanying adopting resolution to the Governing Board.

Please note: In the interest of conserving paper, the cost of printing, and postage, only new projects and appendices are included in the packet. Staff will have complete copies of the Five-Year List available at the APC meeting.

Staff Recommendation: Staff recommends that the Advisory Planning Commission conduct the public hearing and, based on its outcome, recommend Governing Board approval of the 1996-2000 Five-Year List of Additional Public Service Facilities.

Background: Section 33.5 of the Code of Ordinances requires TRPA to prepare a Five-Year List of Additional Public Service Facilities annually. The list is to be adopted by the Governing Board. The list serves as a regional public service planning and coordination tool in lieu of a public service master plan.

Staff has commenced preparation of an Environmental Improvement Program (EIP) which will lay the framework for all environmental improvement projects in the Basin. The EIP is expected to eventually replace the Public Service Facilities List, once completed.

2/2/96
JH:rd

AGENDA ITEM V. C.

15

Summary of Public Service Projects Completed During 1995: Seven (7) projects were completed in 1995 and have been removed from the List.

Environmental Documentation: Staff has completed an Initial Environmental Checklist (IEC) for the project and proposes a Finding of No Significant Effect (FONSE) because the action is administrative in nature and does not constitute a project approval. Projects on the list which apply for TRPA permits must be found to be consistent with all applicable elements of the Regional Plan prior to project approval.

The finding of need for the project is made in the context of a five-year planning process and does not preclude an analysis and inquiry into the need for the project, including size, at the time of project review.

The addition of new projects to the list for future consideration is consistent with the Regional Plan.

Staff will begin this item with a brief presentation. Please contact John Hitchcock at (702) 588-4547 if you have any questions or comments on this agenda item.

2/2/96
JH:rd

AGENDA ITEM V. C.

1996-2000 PUBLIC SERVICE LIST

New Projects Received and Included on the Public Service List