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
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.

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. Bicycle Master Plan for the Lake Tahoe Region 1-2

B. Adoption of the 1996-2000 List of Additional Recreation Facilities Pursuant to Section 33.6 3-14

C. Adoption of the 1996-2000 List of Additional Public Service Facilities Pursuant to Section 33.5 15-50

D. Amendment of Chapter 21, Density, Relative to the Kitchen Unit Limitation for Timeshares 51

E. Certification of the Bijou/Al Tahoe Community Plan EIR/EIS and on Adoption of the Bijou/Al Tahoe Community Plan 55-80

F. Draft EIS for the Lake Tahoe Shorezone Development Cumulative Impact Analysis 81

VI. PROJECT REVIEW

A. South Tahoe Redevelopment Project #1, Plan Revision 83

Page #

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

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

308 Doria Court
Elks Point, Nevada

(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

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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.

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.

/bkm

TAHOE REGIONAL PLANNING AGENCY

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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.

AGENDA ITEM V. B.

JH:rd

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(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: 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(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: 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(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: 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

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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

Summary of Public Service Projects Completed During 1995: Seven (7) pro-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

Type of Use:	Local Public Health and Safety Facility
Project Name:	Incline Lake Sewer Main
Description:	Construction of new sewer pipeline from Incline Lakes Property to IVGID system on Saturn Court. System will be constructed along shoulder of new Mount Rose Highway (5,000'), along old Mount Rose Highway (5,000'), and on existing four wheel drive roads to Saturn Court.
Applicant:	IVGID
Location:	PAS 053, 030, 042, APN 48-042-01, 48-041-15; 125-030-12; and 125-030-09
Construction Date:	1996
Cost:	$750,000

Eligibility Findings:

There is a need for the project: Pipeline will eliminate alternate sewer disposal limitations for Incline Lakes property owners and will also allow relocated Nordic Center to be served by sewer system instead of alternate methods.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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:	Local Public Health and Safety Facilities
Project Name:	Ski Run Wastewater Pump Station
Description:	The new pump station consists of a wet well and a building (400 sq. ft.) which will contain the controls for the submersible pumps located in the wet well, odor control system, and back-up power generator.
Applicant:	South Tahoe Public Utility District
Location:	PAS 091
Construction Date:	1996
Cost:	Unknown at this time

Eligibility Findings:

There is a need for the project: The new pump station is needed to relieve some stress which the existing station is receiving. The two pump stations will now work together and in the event that one needs to shutdown or goes down, the other station will act as a back-up.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Public Health and Safety Facilities

Project Name: Flow Equalization Facility
Description: Construction of a 644,000 gallon tank, piping, valves, and pumps to equalize the existing effluent flow.
Applicant: Douglas County Sewer Improvement District
Location: PAS 072; 05-010-04
Construction Date: 1996
Cost: $250,000

Eligibility Findings:

There is a need for the project: Flow into the wastewater treatment plant varies substantially throughout the day. The flow equalization facility will allow for a more equal flow through the plant.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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:	Local Public Health and Safety Facility
Project Name:	Round Hill Fire Station #3 Remodel
Description:	An addition to the back of the existing building on the first and second floors, to increase the square footage of the building.
Applicant:	Tahoe-Douglas Fire Protection District
Location:	PAS 007; APN 05-350-05
Construction Date:	1996-97
Cost:	$300,000

Eligibility Findings:

There is a need for the project: The current building has become outdated and is in need of major work. There is currently a lack of space in the building.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Transportation Route

Project Name: Pioneer Trail III Erosion Control and Bike Lane Project
Description: Treat eroding cut and fill slopes in the right-of-way. Retain and treat 20-year-1-hour storm. Revegetate disturbed areas. Treat runoff discharging into Trout Creek and Cold Creek. Incorporate bike lanes into erosion control improvements.
Applicant: El Dorado County
Location: PAS 095; county right-of-way
Construction Date: 1997
Cost: $930,000

Eligibility Findings:

There is a need for the project: Provide bike lanes for continuity along Pioneer Trail from Highway 50 in Meyers to the South Lake Tahoe city limits.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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:	Transportation Routes
Project Name:	Angora Erosion Control and Bike Lane Project, Phases III and IV
Description:	Erosion control project along Lake Tahoe Boulevard for Angora Creek to North Upper Truckee Road, and Phase IV from Boulder Mountain to Sawmill. The project will incorporate new bike lanes.
Applicant:	El Dorado County
Location:	PAS 131 and 132; county right-of-way
Construction Date:	Phase III- 1998; Phase IV - 2000
Cost:	$1,560,000

Eligibility Findings:

There is a need for the project: Bike lanes provide another link in creating a continuous length of bike lanes from North Upper Truckee Road and U.S. 50 to the South Lake Tahoe city limits on Lake Tahoe Boulevard.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Local Public Health and Safety Facilities

Project Name: Lakeside Park Filtration/Chlorination
Description: Construction of a new microfiltration plant with storage tanks for chlorination.
Applicant: Lakeside Homeowner's Association
Location: PAS 089
Construction Date: 1996
Cost: $2,000,000

Eligibility Findings:

There is a need for the project: To meet state requirements for the Clean Water Act.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Transportation Route

Project Name: Bikeway Link - Meyers, Arapahoe, and Sawmill
Description: Provide a bikeway link between the Meyers/Pat Lowe Bike Trail and the Arapahoe bikeway and between Arapahoe bikeway and Sawmill bike lanes.
Applicant: El Dorado County
Location: PAS 123 and 125; county right-of-way
Construction Date: 1998
Cost: $500,000

Eligibility Findings:

There is a need for the project: Project will provide a link connecting a continuous bike trail loop from North Upper Truckee to Meyers, to Arapahoe, to Sawmill, to Lake Tahoe Boulevard, and North Upper Truckee.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Transportation Routes

Project Name: North Upper Truckee III Erosion Control, Road Improvement, and Bike Lane Projects
Description: Erosion control project with construction of bike lanes on North Upper Truckee Road from Grizzly Mountain to Lake Tahoe Boulevard
Applicant: El Dorado County
Location: PAS 132; county right-of-way
Construction Date: 1998
Cost: $550,000

Eligibility Findings:

There is a need for the project: Bike lanes provide another link between North Upper Truckee, Meyers, Arapahoe, Sawmill, and Lake Tahoe Boulevard bike system.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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:	Transportation Routes
Project Name:	Sawmill Erosion Control and Bike Trail Project, Phases I, II, and III
Description:	Treat eroding cut and fill slopes and construct Class I bike trail.
Applicant:	El Dorado County
Location:	PAS 118, 199, and 134; county right-of-way
Construction Date:	Phase I - 1999, Phase II - 2000, and Phase III - 2001
Cost:	$3,000,000

Eligibility Findings:

There is a need for the project: The bike trail will link the bikeway system in Meyers to the bikeway system along Lake Tahoe Boulevard.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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:	Transportation Routes
Project Name:	Angora Erosion Control and Bike Lane Project, Phase I and II
Description:	Treat eroding cut and fill slopes in the County right-of-way, restore SEZ, incorporate bike lanes along Lake Tahoe Boulevard. Project limits Lake Tahoe Boulevard and adjacent side streets from Angora Creek Drive to Clearview Drive including Mule Deer, Elk Point Drive, and Lookout Point Drive.
Applicant:	El Dorado County
Location:	PAS 132, county right-of-way
Construction Date:	Phase I - 1996 and Phase Ii - 1997
Cost:	$1,907,877

Eligibility Findings:

There is a need for the project: New bike lanes will provide one more link in creating a continuous length of bike lanes from North Upper Truckee Road and U.S. 50 to the South Lake Tahoe city limits on Lake Tahoe Boulevard.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Transportation Routes

Project Name: Pioneer Trail/Black Bart Intersection Signalization
Description: Modify four-way stop to signals at the Pioneer Trail/Black Bart Intersection Signalization
Applicant: El Dorado County
Location: PAS 106 and 107; county right-of-way
Construction Date: 1996
Cost: $230,000

Eligibility Findings:

There is a need for the project: Project previously has a TRPA permit in 1991. County will resubmit for a new permit.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

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Type of Use:	Government Offices
Project Name:	California Highway Patrol Area Office Relocation
Description:	A new proposed CHP office will consist of a single-story, 11,500 sq. ft. structure plus covered carports, fuel island with a 12,000 gallon underground storage tank, automobile service bay, emergency generator, and communication towers.
Applicant:	State of California
Location:	Meyers Community Plan area in the vicinity of Navajo Drive
Construction Date:	Unknown at this time
Cost:	Unknown at this time

Eligibility Findings:

There is a need for the project: The current 27-year old facility lacks adequate office, storage, and parking space to accommodate assigned personnel. The new area office will meet the current and future needs of the California Highway Patrol.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Public Health and Safety Facility

Project Name: STPUD Arrowhead Trunk Line
Description: Construct new trunk line from Bakersfield well to Arrowhead tank
Applicant: STPUD
Location: PAS 124, 125, and 126
Construction Date: 1996
Cost: $500,000

Eligibility Findings:

There is a need for the project: Recent tests show that the existing supply lines in the Arrowhead zone are undersized to transmit water from the Bakersfield well to the Arrowhead tank without causing pressure problems. This project seeks to remedy the problem.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. the project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Local Public Health and Safety Facility

Project Name: STPUD Arrowhead Flagpole Intertie
Description: Construct new redundant line along alternate alignment to pump water from the Arrowhead to the Flagpole zone. The existing intertie will remain as a reliable backup.
Applicant: STPUD
Location: PAS 119
Construction Date: 1996
Cost: $400,000

Eligibility Findings:

There is a need for the project: The existing pipe under the Upper Truckee River operates at the upper end of its design pressure and is nearing the end of its useful life. A new intertie is necessary for reliability. The new intertie pipeline will be relocated out of the Upper Truckee River SEZ.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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:	Transportation Routes
Project Name:	Highway 50 Street Improvement Demonstration Project
Description:	Construction/replacement of concrete curb and gutter, reduction in driveways, construction of 4.5' asphalt sidewalk, installation of pedestrian lighting and landscaping along Highway 50 from the Wye intersection to Ski Run Boulevard.
Applicant:	City of South Lake Tahoe
Location:	PAS 091, 098, 103, 110, Highway 50 right-of-way
Construction Date:	1997
Cost:	$3,500,000

Eligibility Findings:

There is a need for the project: Highway 50 in the proposed project area suffers from several deficiencies. The asphalt berm, concrete curb, and gutters are deteriorating. The street has been overlaid numerous times and the increased height of the street section has created steep grade changes when entering and exiting driveways. Pedestrian amenities are sporadic and do not contain handicapped accessibility features. Visual appearance of the highway due to a lack of landscaping amenities is poor.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Type of Use: Schools - Colleges

Project Name: Lake Tahoe Community College Classroom Complex West
Description: This complex will house eight general use classrooms, accommodating approximately 25 students each. Access to this building will be via an enclosed connector hallway from the existing building.
Applicant: Lake Tahoe Community College District
Location: PAS 098; APN 25-010-54, 34; 25-041-10; and 31-011-02
Construction Date: 1999-2000
Cost: $3,200,000

Eligibility Findings:

There is a need for the project: The college currently leases 30 classrooms per night, Monday through Friday, at the South Tahoe High School. This building would reduce the college's dependency on leased spaces.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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:	Government Offices
Project Name:	Government Center
Description:	Construction of two facilities connected by a shared conference area. One facility would house State agencies (approximately 22,000 sq. ft.) and the other would house the LTBMU supervisor's office (approximately 20,000 sq. ft.). The conference facility would include approximately 7,000 sq. ft.
Applicant:	Lake Tahoe Community College
Location:	PAS 098; APN 25-010-54, 34; 25-041-10, and 31-011-02
Construction Date:	1997-1998
Cost:	$7,600,000

Eligibility Findings:

There is a need for the project: The State and Federal agencies are outgrowing their existing leased space. It would be more efficient to place the various agencies in one location.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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The project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Public Health and Safety Facility

Project Name: Fredrick's Barracks Water System
Description: _____
Applicant: _____
Location: PAS 129; APN 21-231-01
Construction Date: 1996
Cost: $30,000

Eligibility Findings:

There is a need for the project: _____

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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: Local Public Health and Safety Facility

Project Name: 64-Acre Fire Station
Description: _____
Applicant: _____
Location: PAS 174
Construction Date: 2000
Cost: $100,000

Eligibility Findings:

There is a need for the project: _____

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

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Type of Use: Local Public Health and Safety Facility

Project Name: Spooner Fire Station Water System
Description: _____
Applicant: _____
Location: PAS 057
Construction Date: 1996
Cost: $30,000

Eligibility Findings:

There is a need for the project: _____

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

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Type of Use: Local Public Health and Safety Facility

Project Name: Zephyr Cove Water System-Tank Installation
Description: _____
Applicant: _____
Location: PAS 066
Construction Date: 1996
Cost: $100,000

Eligibility Findings:

There is a need for the project: _____

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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

n

Type of Use: Local Public Health and Safety Facilities

Project Name: STPUD Ski Run Pump Station
Description: New pump station to take flow from area tributary to the existing Bijou pump station
Applicant: STPUD
Location: PAS 091
Construction Date: 1996
Cost: $500,000

Eligibility Findings:

There is a need for the project: This project is proposed in lieu of relocating a gravity sewer main tributary to the existing Bijou pump station to accommodate construction of the proposed Ski Run Marina Timeshare project.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

The addition of the project to the Public Service List does not constitute a project approval, preliminary or otherwise, or a Finding of No Significant Environmental Effect. The project shall require the review and approval of TRPA, in accordance with the Code of Ordinances, prior to issuance of a permit.

The findings 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 project is consistent with the TRPA Capital Improvement Program: N/A

The project meets 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: Based on preliminary information provided by the project proponent, and 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 is 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. The project will 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, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will 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

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 7, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Chapter 21, Density, Relative to the Kitchen Unit Limitation for Timeshare Development

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This item is being continued to the March APC meeting.

2/7/96
GWB:jf

AGENDA ITEM V. D.

TAHOE REGIONAL PLANNING AGENCY

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

308 Dorla Court
Elks Point, Nevada

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

MEMORANDUM

February 2, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Adoption of the Bijou/Al Tahoe Community Plan and Related Actions

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Proposed Action: The APC is requested to review and consider recommending adoption of the Bijou/Al Tahoe Community Plan and the items related to the Community Plan to the Governing Board. This includes the following actions:

1. Recommendation on certification of the revised Final EIR/EIS for the Bijou Al/Tahoe Community Plan.

2. Recommendation on adoption of the Bijou Al/Tahoe Community Plan (mailed separately in October) with additional staff-recommended changes included in this mailing. (See punched pages with green cover.)

3. Recommendation on adoption of technical amendments to implement the CP as follows:

   a. Amendment of Land Capability Overlays G-17 and G-18. (See Community Plan, Exhibit 5)

   b. Amendments of Areawide Standards to add special standards for Bijou/Al Tahoe Community Plan and citywide standards for lighting. (See Community Plan, Appendix A)

   c. Amendments of PAS 093, Bijou, and PAS 099, Al Tahoe, to change boundaries and transfer residential bonus units. (See Attachment B)

   d. Amendments of Chapter 33 to revise commercial floor area allocations. (See Attachment C)

   e. Amendments to delete PAS 098, Bijou/Al Tahoe. (Attachment D)

Staff Recommendation: Staff recommends the APC, after conducting a public hearing, recommend Governing Board certification of the EIS/EIR, adoption of the Bijou/Al Tahoe Community Plan (with staff-recommended changes noted in the

draft Community Plan and the text revisions in Attachment A), and adoption of the Plan Area Statement amendments and other technical amendments.

Background: The Bijou/Al Tahoe Team was appointed in May, 1991. After a year of numerous meetings, workshops and field tours, the Preliminary Plan was completed and approved by TRPA in May, 1992.

Preparation of the Draft EIS and related scoping was completed in the spring of 1993. The EIS, along with the Draft Community Plan, was released for public comment in October 1995. Public hearings on these documents were scheduled at APC and Governing Board meetings in November 1995.

The Community Plan Team at its meeting on January 25, 1996, approved the amendments listed in Attachment A. Because the Team concurred with all the City/TRPA staff-requested changes, there should be no major unresolved issues at this time.

Subsequent to the APC and Governing Board action in February, the Community Plan will be considered by the City Council on March 5, 1996.

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

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STAFF REPORT
PLANNING COMMISSION MEETING of FEBRUARY 14, 1996

TO: Teri Jamin, Planning Director
FR: Mary Kay McLanahan, Associate Planner
DT: February 2, 1996

RE: Bijou/Al Tahoe Community Plan

RECOMMENDATION:

(a) Recommend certification of the Bijou/Al Tahoe Community Plan EIR/EIS to the City Council.

(b) Adopt Resolution 96-3 recommending approval of the Bijou/Al Tahoe Community Plan and Special Design Standards to the City Council.

DISCUSSION:

Attached is a copy of the Final Bijou/Al Tahoe EIR/EIS and Community Plan, response to comments regarding the draft plan and the minutes of the last regular meeting of the CP Team. These documents have been prepared through the joint efforts of the Community Plan Team, CSLT & TRPA staff, and private consultants. It is the recommendation of these entities that the Final EIR/EIS and Final Plan be recommended for certification/approval by the City Council.

The revisions to the plan are outlined below and the attached copies should be interchanged with the draft plan you received October 1995.

Chapter I: No Revisions

Chapter II: Page 3: **Residential Bonus Units**
Revised to request transfer of 25 residential bonus units from PAS 093.

Page 3: **Additional Developed Outdoor Recreation**
Revised to delete request to transfer 64 PAOTS to Community Plan.

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Page 3 & 4: **Maximum Cumulative Noise Level**
Add performance standards table

Page 9: **Objective 4**
Add Policy C: Encourage the development of multi family housing through the use of the 25 available housing units.

Page 11: **Permissible Use Matrix**
I. Residential: Require special use permit for employee housing within the Bijou, Harrison districts and Town Center. Density limited to 15 units per acre.

Page 14: **Permissible Use Matrix**
V. Recreation: Delete participant sports facilities from all districts.

Chapter III:

Page 1: **Objective 1, Policy D**
Revise from waterborne transit at the El Dorado Beach and Timber Cover Marina to Timber Cove.

Page 3: **Objective 6, Policy B**
Revise to include a replacement of minimum of 27 parking spaces removed for landscaping.

Page 5: **Proposed Transportation Improvements**
#4: Revise to remove El Dorado Beach and Timbercove Marina, maintain water transit facilities within the plan.

Page 5 & 6: **Pedestrian Improvements**
Harrison District Improvements
Revise to include verbiage for alternatives related to specific improvements.

Page 6 & 7: **Bicycle Facilities**
#2: Revised regarding Class I & Class II bicycle facilities.

Page 9: **Road Improvements**
#2: US 50/Fairway/Johnson/Takela
Revise to address site distance for vehicles & pedestrians.

Pages 8 & 9: **Road Improvements**
#4: Harrison District Road Improvements
Revised to include the alternatives as discussed within

Chapter III, Pedestrian Improvements, and Exhibits 10 & 12.

Pages 9 & 10: **Parking Improvements**
#1: Harrison District Improvements
Revised to address design of Harrison Avenue shall adhere to Chapter III, Pedestrian Improvements, Alternatives #1 or 2, illustrated in Exhibits 10 & 12.

Chapter IV:

Page 4: **Bijou/Al Tahoe Target**
Revise from stream restoration target from 6.25 to 4.7 acres.

Page 4: **Key Implementation for Strategies**
Revise #2, Fairway restoration from 2 to 1 acres.

Pages 7 & 8: **Key Implementation Strategies**
Revise #1 to include statement of pretreatment of stormwater prior to discharge to natural wetland system.

Page 9: **Bijou Drainage Area**
Revise last word in 1st paragraph from permeable to permissible.

Chapter V:

Page 2: **Policy D**
Revised to delete request for 64 PAOTS from plan.

Page 4: **Beach Front Developed Recreation**
Revised to remove participant sports facilities from plan.

Page 7: **Development of new or expansion of existing facilities: a) Campground by the Lake (64 PAOTS)**
Revised to delete from the plan.

Chapter VI: No revisions

Chapter VII:

Page 2: **Harrison Road Improvements**
Revise to note Exhibits 10 or 12, and alternatives for improvements.

Page 4: **Transit Improvements**
(4) Water Transit Facilities
Revise to state Timbercove Marina may provide facilities vs. El Dorado Beach.

Page 8: **Bike Trail Improvements**
(1) Harrison District
Revise regarding construction of type of facilities in relation to other improvements as required in Chapter III, Pedestrian Improvements Alternatives 1 & 2.

Page 9: **SEZ Restoration**
Revise all sections to include schedules, costs, and funding.

Page 10: **Road Improvements**
(3) Harrison District Improvements
Revise regarding construction of type of facilities in relation to other improvements as required in Chapter III, Pedestrian Improvements Alternatives 1 & 2.

Page 12 & 13: **Water Quality**
(a) Bijou Area System
Revise to include statement "but outside of the streamzone area".

Page 17 & 18: **Target Monitoring**
Revise to remove Ski Run Marina from plan.

Design Manual: **Section 1**
Page 3: **Architectural Treatment Bijou District: #3 and Harrison District :** Revise to include statement regarding public art should be reflective of the natural heritage and work to further develop a sense of identity for the area.

Page 5: **Architectural Treatment**
Special Standard: All Districts
Revise to delete prohibited materials list from plan.

Page 6: **Parking: Special Standard**
Revise to state interior parking lot landscaping shall be set as a high priority within all districts to screen vehicles.

Page 7: **Public Improvements**
Revise to add policy e: Transit shelter design shall be reviewed by CSLT and STAGE to insure uniformity and screening through the use of permanent landscaping

Section 2:
Page 3: **Architectural Treatment:**
Revise to delete prohibited materials list.

Page 3 & 4: **Signage: Special Standard #1**
Revise banner policy in Special Events Area to permit three banners at one time, within the existing banner display area, provided the color is dark background and light letters.

Page 6: **Public Improvements**
Revise to add policy e: Transit shelter design shall be reviewed by CSLT and STAGE to insure uniformity and screening through the use of permanent landscaping.

POLICY / FINANCIAL IMPLICATIONS:

The proposed action is consistent with the discussion that occurred during the October 1995 Planning Commission/Community Plan Team workshop. Approval of the Plan will trigger release of community plan incentives and will result in numerous public improvement projects.

No financial implications.

Teri Jamin

Teri Jamin, Planning Director

cc: CP Team Members

Exhibit A: Proposed Resolution
Exhibit B: Minutes of the Regular CP Team Meeting of 1/25/96
Exhibit C: Response to Community Plan Comments
Exhibit D: Plan Modifications made after the CP Meeting of/25/96

Lead Sheet:	No revisions - Maintain copy from draft plan
Table Contents:	Revised - Remove old copy insert new page
Abbreviations:	No revisions - Maintain copy from draft plan
Chapter I:	No revisions - Maintain copy from draft plan
Chapter II:	Replace entire chapter **except** exhibits.
Chapter III:	Replace entire chapter.
Chapter IV:	Replace entire chapter **except** Table I
Chapter V:	Replace entire chapter **except** exhibit.
Chapter VI:	No revisions - Maintain copy from draft plan
Chapter VII:	Replace entire chapter
Design Standards:	Replace sections 1 & 2

CITY OF SOUTH LAKE TAHOE
PLANNING COMMISSION
RESOLUTION NO. 1996-3

A RESOLUTION RECOMMENDING APPROVAL OF THE BIJOU/AL TAHOE COMMUNITY PLAN

WHEREAS, the Planning Commission has carefully considered the Bijou/Al Tahoe Community Plan; and

WHEREAS, the meeting was properly noticed and the Planning Commission held the required Public Hearing; and

WHEREAS, the Planning Commission finds that the Bijou/Al Tahoe Community Plan and the accompanying standards and guidelines meet the requirements of State law with respect to General Plan preparation and will not result in a significant adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of South Lake Tahoe does hereby recommend the adoption of the Bijou/Al Tahoe Community Plan.

PASSES AND ADOPTED this 14th day of February, 1996 by the following vote:

Ayes: Commissioners_____

Noes: Commissioners_____

Abstain: Commissioners_____

Absent: Commissioners_____

_____
Planning Commission Chair

ATTEST:

_____
Recording Secretary

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SUMMARY MINUTES OF THE BIJOU/AL TAHOE COMMUNITY PLAN TEAM MEETING OF JANUARY 25, 1996

MEMBERS PRESENT: Frank Auten, Hal Cole, Steve Winters, Bill Conlon, Mary Avila, Joe Hansen

MEMBERS ABSENT: Guy Lease

STAFF PRESENT: Teri Jamin, Gabby Barrett, Mary Kay McLanahan

VISITORS PRESENT: Jon Hoefer, Susan Simon, Sue Rae Irelan, Lorna Cannon

I. Meeting was called to order at 1:20 p.m.

II. A. Minutes of August 8, 1995 were approved.

B. Review and Response to Draft EIR/EIS & Plan Comments

1. Housing:
McLanahan discussed the League's comments regarding housing in the CP, and the potential to transfer 25 bonus units from PAS 93. Discussion included impacts to the school district, and whether the use would be multi family residential or affordable housing. Barrett pointed out that both the Al Tahoe and Bijou School districts are equally impacted and that the transfer of bonus units from PAS 093 to the CP would not generate any additional impacts. Cole stated that the bonus units could be used for smaller multi family projects (duplex, triplex, etc.) instead of large projects, which would infill the area.

25 Bonus units from PAS 93 were approved for transfer into the CP. Auten motioned, Cole seconded. Avila abstained from vote while all other members approved the motion.

2. Transportation:
a. Water Taxi: The League commented that El Dorado Boat Ramp area was an undesirable location for a water taxi for various reasons. Auten stated that the boat ramp area was a public location and the water taxi could be located at a marina and provide better service. Avila indicated that the CP Team had worked a long time on this issue and that it should remain in the plan as proposed.

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Winters motioned to maintain the water taxi in the plan, however remove any verbiage indicating a specific site. Hansen seconded the motion. Auten opposed the vote, the remainder of the CP Team approved the motion.

b. Harrison Avenue Improvements: Barrett discussed comments made at the TRPA Advisory Planning Commission Meeting regarding a Class I bike trail and parking improvements, which were similar to those made by the League. The recent sale of Lake Tahoe license plates will generate funds and if combined with those already available from CTC, and application to fund the improvements (parallel parking, Class I bike trail) could be submitted in 1997, with potential to complete them in 1998.

Jamin proposed that the CP Team consider two alternatives:

#1: Maintain the existing proposal for improvements in the Harrison Avenue District as indicated on Exhibit 10of the plan, with a revision to Chapter VII to include a specific timeline (2 years from the date of adoption of the plan) for the property owners to implement the plan, or the improvements as described in Exhibit 12 shall be implemented. During the first year of the window period preliminary engineered plans would be completed with the cooperation of the CSLT Engineering Department and during the second year the assessment district would be approved by the property owners and City Council action. An extension would be given to implement the plan shown in Exhibit 10 should unforseeable governmental delays occur, beyond the control of the property owners.

#2: Initiate the implementation of the proposed improvements for the Harrison Avenue District as indicated on Exhibit 12 of the plan, after the two year window period as described in option #1 above has expired.

Hansen motioned to approve the two alternatives proposed by Jamin, Winters seconded. The CP Team unanimously approved the motion.

3. Recreation

a. 64 PAOTS Transfer Request/El Dorado Campground

McLanahan informed the CP Team that Parks and Recreation Director Radford discussed the CP Teams' previous recommendation to transfer 64 PAOTS for a future expansion to the campground. Based on the Master Plan for the 55 acre site, Radford concluded that other recreational needs preclude the ability to accommodate additional camp sites. When the ice skate rink is constructed, a total of 64 PAOTS will be banked at TRPA because campsites will be removed. If additional PAOTS are needed for any project, those banked would be used prior to any authorization of transfer. Several CP Team members voiced their opinion that the Master Plan should take precedence and Hansen made motion to delete the 64 PAOT transfer request, which was seconded by Winters. The CP Team voted to approve the motion.

4. Prohibited Materials

During the TRPA APC meeting, Haen commented that the prohibited materials list might be too restrictive and requested staff discuss the issue with the CP Team. Avila stated the issue of materials had been discussed during several

pervious meetings and wanted the list to be maintained. Cole agreed with McLanahan that several of the materials on the list have been used successfully on both recent residential and commercial projects and that the list could be dropped since staff was monitoring materials through the Citywide Design Standards. Cole made motion to remove the prohibited materials list, Winters seconded. Avila opposed the motion, Bararett abstained, the remainder of the CP Team approved.

C. Environmental Discussion

Sue Rae Irelan discussed the proposed response to comments regarding banners permitted in the vicinity of the Chamber of Commerce. She identified the following requirements for a community banner area: 1) allow a maximum of three community banners to be displayed at one time; 2) allow the six and height currently displayed to continue; 3) eliminate the possibility of banner to temporary sign display associates with the special events area as viewed from U.S. 50; and designate this as the only community sign display are in the City of South Lake Tahoe as allowed by TRPA Code Chapter 14. This proposal also includes adherence to the City wide banner color requirements. The CP Team agreed with Sue's response.

The final SEZ restoration target was also reduced from 6.5 to 4.7 acres based on the final analysis of total SEZ area within the CP boundaries, of which 25% is to be restored.

III. New Business

A. Meeting Schedule

February 14, 1996 1:30 p.m.	TRPA/APC Meeting Kings Beach Northshore Conference Center	Avila, Winters, Conlon
February 14, 1996 6:00 p.m.	CSLT Planning Commission City Services Center	Cole
February 28, 1996 11:00 a.m.	TRPA Governing Board	Avila, Winters, Conlon
March 5, 1996 7:00 p.m.	CSLT City Council	Hansen

Jamin, McLanahan and a TRPA staff representative will attend all meetings.

IV. Meeting adjourned at 3:30 p.m.

City of South Lake Tahoe

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Working together to create the best future for our community

January 31, 1996

Rochelle Nason
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, CA 96150

RE: Response to Comments Draft Bijou/Al Tahoe Community Plan and Environmental Impact Report Statement (EIR/EIS): SCH #93052079

Although the comment period for the Draft Bijou/Al Tahoe Community Plan ended December 4, 1995 and the League To Save Lake Tahoe submitted comments December 5, 1995, it is the City of South Lake Tahoe's intent to cooperate with the League and therefore respond to your comments regarding the Community Plan as follows.

VISION FOR THE COMMUNITY PLAN AREA NEEDS TO BE STRENGTHENED

Comment: Page 1, Paragraph 1: Ambitious changes within the community plan area, especially in the Harrison Avenue and Bijou Commercial District, could more readily be accomplished through "redevelopment", as suggested in Alternative 3 of the EIR/EIS.

Response: The existing Redevelopment agreement stipulated that the boundaries would not be expanded until specific projects within the area were completed, and to date this requirement has not been met. The potential to expand the boundaries after the completion of projects would be reviewed by the Redevelopment Agency, and therefore at this time the plan has not proposed designating the Bijou/Al Tahoe as a redevelopment area.

Comment: Page 1, Paragraph 3: The League recommends that the plan be revised to include some of the goals of Alternative 3 so the opportunities to achieve these goals are not lost to lesser vision.

Response: Members of the CP Team recognized the importance of incorporating both short term and long term goals into the final plan, thereby immediately obtaining some objectives as well as maintaining a "reasonable" vision for specific future goals. The established goals and objectives will be reviewed under the requirements of TRPA Code of Ordinances Chapter 14, and at that future date may be expanded to include some of the Leagues' suggested goals.

Comment: Page 2, Paragraph 1: The final plan should make clear that, despite the target, there may not be opportunity to restore 25% of the SEZ within the CP boundary, and that some, or most, of the restoration would be outside of the CP.

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Response: Each community plan is required to set specific goals regarding restoration projects, and although the Bijou/Al Tahoe Community Plan Team recommends the 25% figure, it is not mandatory under the requirements of Chapter 14 of the TRPA Goals and Policies. The potential to lower the 25% figure is higher in this community plan due to the limited SEZ area and this will be noted within the contents of the plan. The restoration projects which are outside the CP boundaries, but credit toward the target, will be so noted within the plan.

Comment: Page 2, Paragraph 2: The vision (Plan page I-5) for the Harrison Avenue District is to create a pedestrian oriented atmosphere. SQIP recommendation for parking is to place the parking areas in the rear of side of the commercial properties and when parking areas area located on the building frontage, a landscaped buffer strip should be provided between the roadway and the parking area.

Response: The recommendation made by the CP Team to place parking at the rear of structures was based on new construction, and if possible to place any new parking areas for established commercial properties to the rear of the site. Additionally, the CP Team concurs that a landscaped buffer should be placed between existing parking in front of the commercial properties and the roadway.

Comment: Page 2, Paragraph 3: Exhibit 10 profile for Harrison Avenue does not provide an adequate sidewalk and landscape buffer, does not relocate parking to the rear or side yards, and continues the bicycle/auto/pedestrian conflict zone by not providing space for a Class I bike trail.

Response: The Harrison Avenue District has a limited space between the building frontages/property lines and the roadway, thereby placing restrictions on the proposed improvements. Community Plan Team members discussed the design improvements at several of the regular meetings and determined that the proposed alternative met the objectives of the plan and needs of the commercial enterprises within the district. Please refer to the changes in the plan which provide for an alternative design (Exhibit 12) if the property owners do not perform specific requirements for the improvements in the Harrison District within a two year period.

Comment: Page 2, Paragraph 4: The plan routes bicycle traffic approaching the Harrison Avenue District via a Class I bike trail, on to a proposed Class II trail circumventing the district.

Response: The bike trail is routed to Riverside Avenue based on the lack of space available to construct a Class I on Harrison Avenue, however this is not circumventing the district but rather routing the bicyclists to the outer perimeter. Since Harrison Avenue will be a one-way street, it is not possible to construct a Class II as it would be in direct conflict with the vehicles. This will not be the case if the recreational bicyclist is routed to a marked lane on Riverside Avenue which will flow in the same direction as the vehicular traffic.

Comment: Page 2, Paragraph 6: There is opportunity to provide the space needed for Class I bike trail directly through the Harrison Avenue district with parallel, rather than diagonal parking along Harrison Avenue.

Response: Refer to above response for Page 2, Paragraph 3 & 4.

Comment: Page 3, Paragraph 5: The CP Team should deal with the need for cemetery expansion and recommend the most suitable land for the purpose.

Response: The CP Team met with Leon Schindell, Cemetery Director, and based on the information provided by Schindell, the Cemetery is not proceeding with expansion plans. This decision is based on the trend toward cremation vs. in ground burial.

Comment: Page 3 & 4, Paragraph 6, 7, 1: Recreation Objective 1, Policy D provides for expansion of the City operated Campground by the Lake. It is recommended, preferably as part of the analysis of the community plan, that the need for local recreation and special events be considered before any campground expansion.

Response: The CP Team met with Director of Parks & Recreation Don Radford and determined that the recommendation to remove the CSLT Corporation Yard/El Dorado County Vector Control for expansion of the campground would limit the potential recreational uses and will revise the plan to propose an expansion of recreational uses based on need and community input.

Comment: Page 4, Paragraph 5: it is recommended that El Dorado Beach be removed as a proposed water taxi/water transit site.

Response: El Dorado Beach was removed from the plan during the CP Team meeting of January 25, 1996 as a potential site for the water taxi.

Comment: Page 5, Paragraph 2: We recommend that the plan identify the 5 projects, adding one acre of beach stabilization.

Response: Noted and inserted into the plan.

Comment: Page 5, Paragraph 3: States concern for discharge of storm flow into shallow groundwater areas and recommends modification of the Community Plan to exclude infiltration as a treatment method in this area.

Response: In the areas of high groundwater and infiltration is not an acceptable solution the "On-site solutions" as noted on page IV-9 will be considered as a resolution.

Comment: Page 5, Paragraph 4: Recommends additional criteria for the Bijou area wide drainage system and additional discussion of SEZ restoration potential at the Bijou Center.

Response: The mitigation measures as noted on page 128 of the EIR/EIS will be inserted at page IV-8 (4) and (5).

Comment: Page 5, Paragraph 5: States six recommended revisions to the community plan for scenic enhancement.

Response: The City-Wide standards shall replace the street tree planting in the Harrison and Bijou districts. Conifers will be indicated on the illustrations in the CP. Street lighting on Harrison Avenue shall meet the requirements of the CSLT Lighting Ordinance and will be limited to placement on structures, or low level lighting placement. The Town Center lighting

has been restricted in the current Design standards to meet the low level lighting. Additional setback for the Town Center shall remain as proposed by the CP Team at 50'. The Bijou District Design Standards state a requirement to conform to CSLT Design/Parking Standards, reinforcing the need for interior parking lot landscaping. Chapter II shall be amended to reflect the design standards of the transit shelters in conformance with the City Wide Standards, including provisions for shrub and tree plantings around the perimeters.

Comment: Page 5, Paragraph 6: Points out inconsistencies in the plan regarding location of bike trails.

Response: The CSLT Engineering/Public Works Department has proposed revisions which will be incorporated into the Plan to clearly identify the designated bicycle trails.

Comment: Page 5, Paragraph 7: Recommends amending the CP to exclude sports facilities.

Response: Chapter II will be amended to exclude sports facilities.

Comment: Page 5, Paragraph 8: Recognizes the potential for increasing employment through community plan without encouraging additional housing.

Response: The CP Team is recommending the transfer of 25 Bonus Units from PAS 93 to the Bijou/Al Tahoe CP.

The response to your comments regarding the Draft EIR/EIS have been incorporated into the Final EIR/EIS. A copy of the Final EIR/EIS will be sent to your office under separate cover.

Please note that the next CP Team meeting is January 25, 1996, 1:00 p.m., City Services Center Conference Room. A public meeting regarding the adoption of the Bijou/Al Tahoe Community Plan is anticipated to be at the regular meeting of the TRPA Advisory Planning Commission, February 14, 1996, at the Northshore Conference Center.

Teri Jamin
Planning Director

cc: State Clearing House
Barrett - TRPA

70 MK1/31/96

City of South Lake Tahoe

"making a positive difference now"

Our Mission is:

Working together to create the best future for our community

January 31, 1996

Judith Unsicker
Lauri Kemper
California Regional Water Quality Control Board
Lahontan Region
2092 Lake Tahoe Boulevard
South Lake Tahoe, CA 96150

RE: Response to Comments on Draft Bijou/Al Tahoe Community Plan and Environmental Impact Report Statement: SCH #93052079

Staff of the City of South Lake Tahoe and the Community Plan Team Members have reviewed the Lahontan Regional Water Quality Control Board comments dated December 4, 1995 regarding the community plan and respond as follows:

Page 4: #7: Section VII has been revised to reflect the Environmental Protection Agency/State Water Resources Control shall be considered a major potential funding source, not the State Assistance Program. Other grant sources, such as the Department of Water Resources' Urban Streams Restoration Program and $11 million grant program, will be investigated per your suggestion.

Page 4: #8: Section VII has been revised to include the schedules, funding, and responsible agencies.

Page 5: #9: Section VII has been revised to exclude the monitoring of Ski Run Marina.

The responses to your comments regarding the Draft EIR/EIS have been incorporated into the final EIR/EIS. A copy of the Final EIR/EIS will be sent to your office under separate cover.

Please note that the next public meeting regarding the adoption of the Bijou/Al Tahoe Community Plan is anticipated to be at the regular meeting of the TRPA Advisory Planning Commission, February 14, 1996, at the Northshore Conference Center.

Teri Jamin
Planning Director

cc: State Clearing House
Barrett - TRPA

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093 -- BIJOU

PLAN DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	TDR RECEIVING AREA FOR: 1. Existing Development PREFERRED AFFORDABLE HOUSING AREA MULTI-RESIDENTIAL INCENTIVE PROGRAM ELIGIBLE FOR REDEVELOPMENT PLANS

DESCRIPTION:

Location: This area is located south of Highway 50 between Ski Run Boulevard and Bijou Meadow and is located on TRPA maps G-17 and H-17.

Existing Uses: This is an older residential area of mixed residential uses and includes the Bijou Elementary School. The area is 90 percent built out.

Existing Environment: The lands in this area are classified as 70 percent low hazard and 30 percent SEZ. The area has 30 percent hard coverage with an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue as residential, maintaining the existing character of the neighborhood.

PLANNING CONSIDERATIONS:

1. The SEZ has been altered due to single family unit development.
2. This area has deteriorating housing.
3. There is a major drainage problem in this area.
4. The existing Caltrans right-of-way passes through this area.
5. The South Lake Tahoe Demonstration Redevelopment Plan is in this plan area.

SPECIAL POLICIES:

1. Encourage stream restoration in this area in conjunction with the improvement of existing drainage problems.
2. Encourage the improvement of multiple housing units.
3. Encourage the consolidation of small parcels through the redevelopment process.

4. Retain Bijou School and the mini-park as recreation areas. Provide opportunities for expansion.

5. Senior citizen housing should be encouraged in this area.

6. All activities within the South Lake Tahoe Demonstration Redevelopment Plan Area shall be subject to the special provisions of the adopted redevelopment plan.

7. Commercial, tourist accommodation or residential uses on parcels abutting the Montreal Road Extension right-of-way shall not be permitted access to the Montreal Road Extension, except for new single family residences which have no alternative access. New commercial and tourist accommodation uses or signage, abutting the Montreal Road Extension, shall be restricted consistent with the limited access design of the Montreal Road Extension.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area:

Residential	Single family dwelling (A), employee housing (S), multiple family dwellings (A), and multi-person dwellings (S).
Public Service	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility centers (S), churches (S), schools - kindergarten through secondary (A), local assembly and entertainment (S), cultural facilities (S), and day care centers/pre-schools (S).
Recreation	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
Resource Management	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwellings	15 units per acre

Multi-person Dwellings 25 persons per acre

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is ~~50~~ 20 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

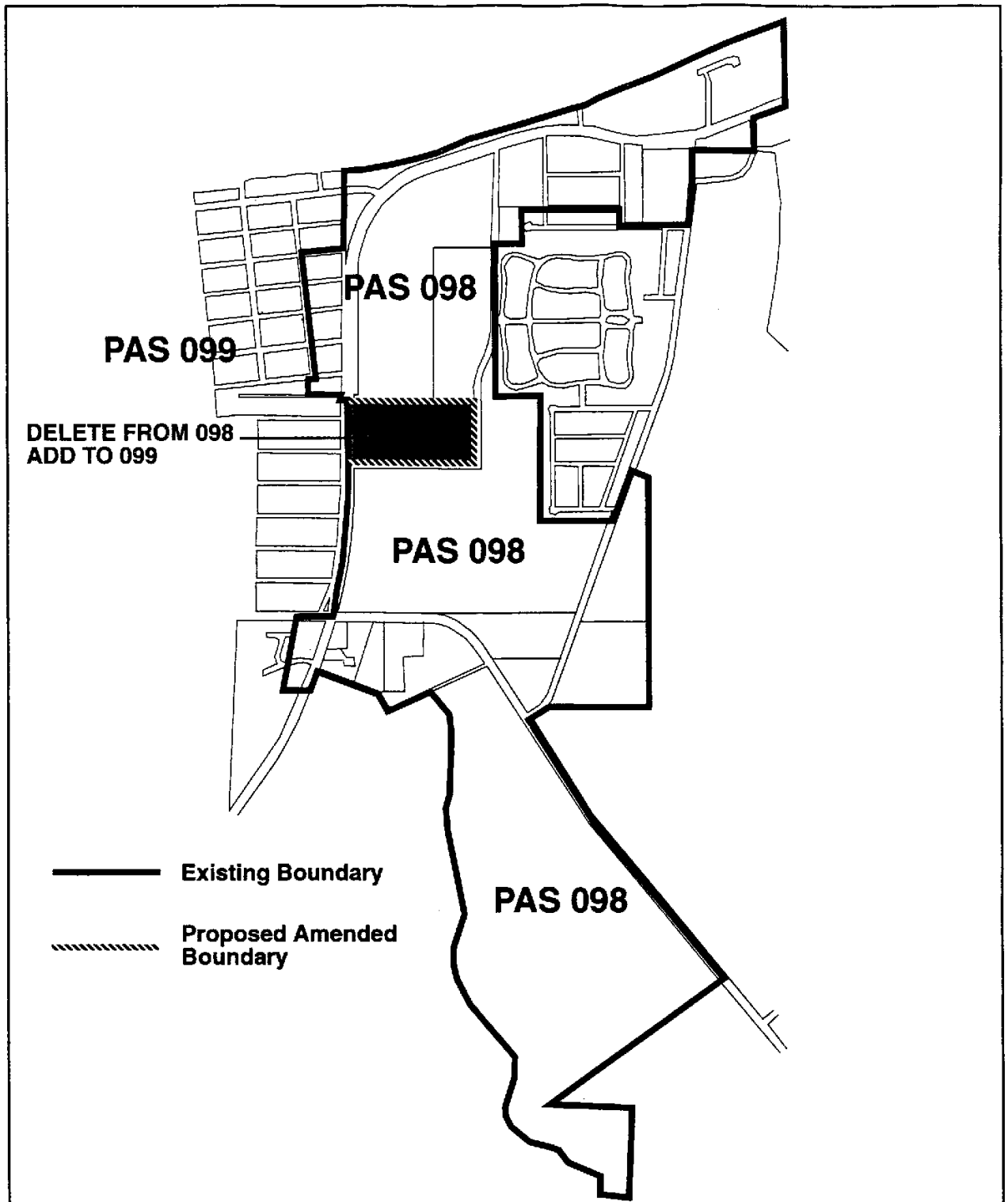
SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan for this area shall be implemented. The improvements include, but are not limited to, the following:

1. Improvements required by the Surface Water Management Plan as shown on Figure VIII-1 through 18 of Volume I of the 208 Water Quality Plan.

2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)



TAHOE REGIONAL PLANNING AGENCY

Al Tahoe/Bijou Community Plan

Proposed CP Boundary Amendment

Exhibit

File: /jhitch/SHOREZONE/district.map

33.3.C Maximum Amount And Distribution Of Allocations For Additional Commercial Floor Area: A maximum of 400,000 square feet of additional commercial floor area may be permitted from January 1, 1987 to December 31, 1996. The allocation and distribution of this floor area shall be as follows:

(1) Within Community Plans: From January 1, 1987 to December 31, 1996, the maximum amount of additional commercial floor area allocated to community plan areas is 360,000 square feet.

(a) Administration: The 360,000 square feet of additional commercial floor area shall be allocated by TRPA, distributing 270,000 square feet initially to the local jurisdictions. The 270,000 square feet shall be assigned to community plans pursuant to pursuant to (i) below. TRPA shall retain 54,000 square feet in reserve as bonus square footage to be assigned to community plans upon their adoption pursuant to (ii) below. TRPA shall retain 36,000 square feet for approval of commercial projects prior to adoption of community plans. The foregoing allocations, including the division of the 270,000 square feet among local jurisdictions, is reflected in the following table.

COMMERCIAL FLOOR AREA ALLOCATIONS
WITHIN COMMUNITY PLAN AREAS ("CP")

Jurisdiction	Initial Allocation To CPs (75%)	Bonus Adopted CPs (15%)	Before CP Adoption (10%)	Total
So. Lake Tahoe/ El Dorado County	~~75,000~~ 79,100			
Placer County	112,500			
Washoe County	48,750			
Douglas County	33,750			
Total Square Feet	~~270,000~~ 274,100	54,000	36,000	~~360,000~~ 364,100

(i) Initial Allocation: TRPA shall distribute the initial allocation of additional commercial floor area to a community plan by taking into consideration such factors as demonstrated need, the expected ability to achieve or maintain environmental thresholds, the reasonableness of projected time

schedules, the degree of certainty for obtaining the needed funds for implementation, compatibility with other community plans, and other relevant factors. The amount initially allocated shall be from the 75 percent portion designated for local jurisdictions for planning purposes as shown in the above table in the first column.

(ii) Allocation Of Reserve: As soon as TRPA has reviewed a sufficient number of proposed community plans to adequately assess the cumulative impacts of development and proposed mitigation, TRPA shall distribute any remaining or additional commercial floor area retained pursuant to Subsection 33.3.C(1)(a). This distribution shall reward those community plans which best demonstrate the ability to achieve and maintain environmental thresholds, and have a clearly demonstrated need for the additional allocation. TRPA shall retain a sufficient reserve to adequately address the needs of community plans not yet presented for review. It is TRPA's goal, acting in partnership with local interests, to achieve completion of community plans by December 31, 1989, in all areas where sufficient local interest and initiative exists to do such planning. Accordingly, TRPA expects to allocate the remaining unallocated floor area by that date, so long as the allocation is supported by local needs assessments.

(b) Before Adoption Of A Proposed Community Plan: Projects having an aggregate commercial floor area not exceeding the 36,000 square feet set forth in (a) of subparagraph 33.3.(C)(1) and located within the boundaries of proposed community plans, may be approved by TRPA. The 36,000 square feet allocation shall be apportioned to the local jurisdictions as follows:

South Lake Tahoe/	
El Dorado County	10,008 sq. ft.
Placer County	14,976 sq. ft.
Washoe County	6,516 sq. ft.
Douglas County	4,500 sq. ft.

A local jurisdiction may transfer its above allocated commercial floor area to another jurisdiction pursuant to a memorandum of understanding between the participating jurisdictions and approved by TRPA. Within the limits set forth in this paragraph, the local jurisdiction shall select and recommend projects for TRPA shall be accepted for review by TRPA without a written recommendation from the local jurisdiction. No single commercial project shall be allocated more than 4,500 square feet of the 36,000 square feet in a ten year period for use within the project area.

(c) After Adoption Of A Community Plan: Upon the adoption of a community plan, the rate of utilization of square footage of additional commercial floor area shall be in accordance with the provisions of the community plan. When all community plans within a jurisdiction are adopted, any remaining unallocated initial floor area assigned to the jurisdiction shall be assigned by TRPA to the adopted community plan areas within the jurisdiction.

(2) Outside Community Plans: From January 1, 1987 to December 31, 1996, the maximum amount of additional commercial floor area allocated to areas outside community plan boundaries is 40,000 square feet.

(a) Administration: A maximum of 40,000 square feet of additional commercial floor area shall be allocated and distributed by TRPA for commercial development outside community plan boundaries, proposed or adopted. The 40,000 square feet shall be apportioned to the local jurisdiction as follows:

South Lake Tahoe/	
El Dorado County	~~11,120 sq. ft.~~ 7,020 sq. ft.
Placer County	16,640 sq. ft.
Washoe County	7,240 sq. ft.
Douglas County	5,000 sq. ft.

A local jurisdiction may transfer its above-allocated commercial floor area to another jurisdiction pursuant to a memorandum of understanding between the participating jurisdictions and approved by TRPA. Within the limitations set forth in this paragraph, the local jurisdiction shall select and recommend projects for TRPA consideration. No project shall be accepted for review by TRPA without a written recommendation from the local jurisdiction. There is a base rate allocation of 4,000 square feet per year. Two years after January 1, 1987, and every two years thereafter, TRPA shall determine whether the yearly rate of approvals of commercial projects is consuming 5,000 square feet or more per year. If the rate has exceeded said 25 percent, the issuance of approvals shall be delayed, or otherwise restricted, until the rate of approval returns to a maximum of 4,000 square feet per year.

(b) Limitations: No single commercial-project shall be allocated more than 4,500 square feet in a ten year period of the 40,000 square feet for use within the project area.

098 -- BIJOU/AL TAHOE

SEE BIJOU/AL TAHOE COMMUNITY PLAN

TAHOE REGIONAL PLANNING AGENCY

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308 Dorla Court
Elks Point, Nevada

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Fax (702) 588-4527

MEMORANDUM

February 2, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Lake Tahoe Shorezone Development Cumulative Impact Analysis and Draft Environmental Impact Statement (DEIS)

Proposed Action: The APC shall conduct a public hearing to receive comments on the Draft EIS. The public comment period has been extended until March 27, 1996. No action is required at this time.

Background: In September 1995 copies of the Lake Tahoe Shorezone Development Cumulative Impact Analysis and DEIS were sent to the members of the APC. This document has been prepared in accordance with TRPA's environmental document requirements as stated in Article VII of the bi-state Compact, Article VI of TRPA's Rules and Procedures, and Chapter 5 of TRPA's Code of Ordinances. The Lake Tahoe Shorezone Development Cumulative Impact Analysis and DEIS is presently being circulated for public comment. The public comment period began on September 6, 1995, and has been extended to March 27, 1996. Following the close of the comment period, a Final EIS will be prepared.

The purpose of this document is to analyze the existing situation in the shorezone of Lake Tahoe and provide an analysis of the proposed action (the reconsideration of the fish habitat and spawning stream location standards, as they pertain to new and existing piers, mooring buoys, boat ramps, floating docks or platforms, and other related shorezone structures) by looking at four different build-out alternatives. The scope of this document is limited to the shorezone area around Lake Tahoe. The analysis of potential impacts of the various alternatives focuses on the nine threshold categories (water quality, air quality/transportation, noise, soil conservation-littoral processes, vegetation preservation, wildlife, fisheries, scenic quality, and recreation/public access). In addition, historical and cultural considerations, public health and safety, land use, and economics were also analyzed.

Please contact Coleen Shade at (702) 588-4547 if you have any questions or comments regarding this matter.

CS/jf
2/2/96

AGENDA ITEM V.F.

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

February 5, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: South Tahoe Redevelopment Project No.1, Plan Revision

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At the December 1995 APC hearing on the Final Supplemental EIR/EIS for the above-referenced project, the APC requested that, if time allowed, the project be brought back before the APC for review and discussion. Although the final staff summary has not yet been completed for the subject project at the time of this writing, it is the staff's intent to present the subject project at the February 14, 1996 APC meeting.

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

/RA
2/5/96

AGENDA ITEM VI.A.

TAHOE REGIONAL PLANNING AGENCY

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Elks Point, Nevada

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Zephyr Cove, Nevada 89448-1038

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MEMORANDUM

February 2, 1996

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Environmental Improvement Program (EIP)

A workshop discussion on the EIP and a demonstration on the use of TRPA's geographic information system (GIS) for the EIP will take place at the APC hearing. No action will be required.

If you have questions regarding this item please contact Carl Hasty, Senior Planner, at (702) 588-4547.

AGENDA ITEM VII A.