

**TRPA
GOVERNING BOARD
PACKETS**

**JUNE
2001**

**TAHOE REGIONAL PLANNING AGENCY (TRPA)
AND TRPA COMMITTEE MEETINGS**

NOTICE IS HEREBY GIVEN that on Tuesday June 26, 2001, commencing at 5:30 p.m., in the conference room of the Tahoe Regional Planning Agency, 308 Dorla Court, Zephyr Cove, Nevada, the Environmental Improvement Program Implementation Committee (EIPIIC) will meet. The agenda will be as follows: 1) public interest comments (no action); 2) approval of minutes; 3) discussion on proposed federal agenda for FY 2003; 4) regional revenue update; and 5) member comments. (Committee: Waldie, Sevison, Miner, Cole, DeLanoy)

NOTICE IS HEREBY GIVEN that on Wednesday, June 27, 2001, commencing at 9:30 a.m., the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The meeting will take place at the Tahoe Seasons Resort, Saddle Road at Keller, South Lake Tahoe, California. The agenda is attached hereto and made a part of this notice.

Governing Board Committee items are action items unless otherwise noted

NOTICE IS FURTHER GIVEN that on Wednesday, June 27, 2001, commencing at 8:30 a.m., at the same location, the TRPA Finance Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) approval of the release of \$150,284 in Washoe County Air Quality Mitigation Funds for Tanager Drive Pedestrian Path; 3) request for \$10,000 from the Fines and Forfeitures account for the purchase of a new Honda 130 hp 4-cycle engine for the TRPA In-Lake Monitoring Boat; 4) release of \$277,500 in Air Quality Mitigation Funds for the CNG Fueling Facility for TART and for reimbursement to the North Lake Tahoe Resort Association for the purchase of three trolleys; 5) release of \$35,341 from Douglas County's Water Quality Mitigation Fund for additional work on the Cave Rock General Improvement District Erosion Control Project; 6)) approval to continue 2001 budget authority until July 31, 2001; and 7) member comments. (Committee: Neft, Heller, Galloway, Solaro, Plank)

NOTICE IS FURTHER GIVEN that on Wednesday, June 27, 2001, commencing at 8:30 a.m., at the same location, the TRPA Legal Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) consideration of Settlement Proposal, TRPA v. Barbieri, Eastern District of California, Case No. CIV-S-94-1380 LKK; 3) Violation Resolution Workshop; and 4) member comments. (Committee: DeLanoy, Waldie, Miner, Sandoval)

NOTICE IS FURTHER GIVEN that on Wednesday, June 27, 2001, commencing at Noon, at the same location, the TRPA Retirement Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) appointment of secretary to the committee and associated authorities; 3) member comments. (Committee: Sandoval, DeLanoy, Solaro, Plank, Neft)

NOTICE IS FURTHER GIVEN that on Wednesday, June 27, 2001, commencing at 12:30 p.m., at the same location, the TRPA Rules Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) approval of revised salary table; 3) revision of Personnel Policy 3.7 retirement plan participation; and 4) member comments. (Committee: Galloway, Neft, Sandoval, Perock)

June 18 2001



Juan Palma
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
GOVERNING BOARD

Tahoe Seasons Resort
Saddle Road at Keller
South Lake Tahoe, California

June 27, 2001
9:30 a.m.

All items on this agenda are action items unless otherwise noted. Items on the agenda, unless designated for a specific time, may not necessarily be considered in the order in which they appear. For agenda management purposes, approximate time limits have been assigned to each agenda item. All public comments should be as brief and concise as possible so that all who wish to speak may do so; testimony should not be repeated.

AGENDA

- I. PLEDGE OF ALLEGIANCE (5 minutes)
- II. ROLL CALL AND DETERMINATION OF QUORUM (5 minutes)
- III. PUBLIC INTEREST COMMENTS - **All comments are to be limited to no more than five minutes per person.**

Any member of the public wishing to address the Governing Board on any agenda item not listed as a Project Review, Public Hearing, TMPO, Appeal, or Planning Matter item may do so at this time. However, public comment on Project Review, Public Hearing, Appeal, and Planning Matter items will be taken at the time those agenda items are heard. The Governing Board is prohibited by law from taking immediate action on or discussing issues raised by the public that are not listed on this agenda.

- IV. APPROVAL OF AGENDA (5 minutes)
- V. APPROVAL OF MINUTES (5 minutes)
- VI. CONSENT CALENDAR (see agenda pg. 3 for specific items) (5 minutes)
- VII. PROJECT REVIEW

- A. Dollar Point Homeowners Association, Multiple-Use Buoy Field Expansion and Boatlift Addition, 3150 Edgewood Drive, Placer County, APN 93-072-06 (60 minutes) Pg. 91

VIII. PUBLIC HEARINGS

- A. Adoption of the Tahoe Keys Marina Master Plan and Certification of the Related Master Plan Environment Impact Statement (EIS) (90 minutes) Pg. 107
- B. Amendments to Chapters 2, Definition of Affordable Housing; Chapter 33, Conversion Rules; Chapter 35, Substitution of Bonus Units, and Related Code Chapters to Promote Affordable Housing (30 minutes) Pg. 123
- C. Amendment of Chapter 81, and Water Quality Subelement of TRPA Goals & Policies, to Allow an Exception to No New Wastewater Discharge Standards for Emergency Fire Protection (10 minutes) Pg. 135

	D.	Amendments to Chapter 28 and Related Chapters to Further Define the 100-year Floodplain (30 minutes)	<u>Pg. 147</u>
	E.	Allocation of Special Project Tourist Accommodation Units (10 minutes)	<u>Pg. 157</u>
IX.		PLANNING MATTERS	
	A.	Notice of Preparation (NOP) for the Tahoe City Marina Master Plan Environmental Impact Statement (EIS) (10 minutes)	<u>Pg. 173</u>
X.		ADMINISTRATIVE MATTERS	
	A.	Appointment of Nevada Lay Members to the Advisory Planning Commission (Bob Jepsen's Two-year Term Expires the end of June 2001) (10 minutes)	<u>Pg. 181</u>
	B.	TRPA Office Relocation Determination (1:30) (<u>60 minutes</u>)	<u>Pg. 183</u>
	C.	Changing the Governing Board Meeting Dates in November and December (10 minutes)	<u>Pg. 185</u>
	D.	Presentations to the Winners of TRPA Art Contest (1:15 p.m.) (10 minutes)	<u>Pg. 187</u>
	E.	Approval to Continue FY 2001-2002 Budget until July 31, 2001 (30 minutes)	<u>Pg. 189</u>
	F.	Appointment of Secretary to the Retirement Committee for The TRPA Retirement Plan and Associated Authorities	<u>Pg. 191</u>
XI.		COMMITTEE RECOMMENDATIONS AND BOARD ACTION	
	A.	Finance Committee (<u>5 minutes</u>)	
	B.	Legal Committee (<u>15 minutes</u>)	
	C.	Rules Committee (<u>5 minutes</u>)	
	1.	Approval of Revised Salary Table	<u>Pg. 193</u>
	2.	Revision of Personnel Policy 3.7 Retirement Plan Participation	<u>Pg. 199</u>
XII.		REPORTS	
	A.	Executive Director Monthly Status Report (<u>20 minutes</u>)	
	1.	Tahoe Transportation District/Commission Report and Agenda from June 8, 2001	<u>Pg. 203</u>
	2.	Project Status Report	

B. Legal Division Monthly Status Report (5 minutes)

1. Report on Glenbrook Litigation

C. Governing Board Members (5 minutes)

XIII. ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>	
1. Release of \$150,284 in Washoe County Air Quality Mitigation Funds for Tanager Drive Pedestrian Path	Approval	<u>Pg. 1</u>
2. City of South Lake Tahoe New Ice Skating Rink, APN 26-050-04, File No. 210042	Approval of Findings and Conditions	<u>Pg. 9</u>
3. Adahi, New Commercial Building, 936 Southwood Boulevard, Incline Village, Nevada, APN 132-231-13, TRPA File No. 200435	Approval of Findings and Conditions	<u>Pg. 19</u>
4. Settlement proposal <u>TRPA v. Barbieri</u> , Eastern District of California, Case No. CIV-S-94-1380 LKK	Approval	<u>Pg. 35</u>
5. Nevada Division of State Lands, Spooner Lake Parking Lot Expansion and Fee Booth Relocation, APN 01-010-03, File No. 200873	Continued	<u>Pg. 37</u>
6. Release of \$277,500 in air quality mitigation funds for the CNG fueling facility for TART and \$50,000 for reimbursement to the North Lake Tahoe Resort Association for the purchase of three trolleys	Approval	<u>Pg. 39</u>
7. Release of \$35,341 from Douglas County's Water Quality Mitigation Fund for additional work on the Cave Rock General Improvement District Erosion Control Project	Approval	<u>Pg. 45</u>
8. Mount Rose Publishing Company, Commercial Plan Revision, 925 Tahoe Boulevard, Washoe County, APN 132-231-06, TRPA File No. 200845	Approval of Findings and Conditions	<u>Pg. 53</u>
9. Lakeside Plaza, New Commercial Building, 550 North Lake Boulevard, Placer County, APN 94-090-15 & 16, TRPA File No. 200203	Approval of Findings and Conditions	<u>Pg. 59</u>
10. Request for \$10,000 from the Fines and Forfeitures account for the purchase of a new Honda 130 hp	Approval	<u>Pg. 77</u>

4-cycle engine for the TRPA In-Lake Monitoring Boat

Land Capability Challenges:

- | | | | |
|-----|---|----------|---------------|
| 11. | Kingman Land Capability Challenge, 2076 The Back Road, Glenbrook, Douglas County, APN 001-050-28 | Approval | <u>Pg. 79</u> |
| 12. | Harry & Linda Traback Land Capability Challenge, 3970 Interlaken Avenue, Placer County, APN 085-213-018 | Approval | <u>Pg. 83</u> |
| 13. | Rob & Karen Laurie Land Capability Challenge, 450 Jill Court, Placer County, APN 125-131-11 | Approval | <u>Pg. 87</u> |

The consent calendar items are expected to be routine and non-controversial. They will be acted upon by the Board at one time without discussion. The special use determinations will be removed from the calendar at the request of any member of the public and taken up separately. If any Board member or noticed affected property owner requests that an item be removed from the calendar, it will be taken up separately in the appropriate agenda category.

Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedure shall be as follows:

- (1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken.
- (2) For approving a project, the affirmative vote of at least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency.
- (3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

Article III(g) Public Law 96-551

Tahoe Regional Planning Agency Governing Board Members:

Chairman Dean Heller, Nevada Secretary of State
Wayne Perock, Nev. Dept. of Conservation
Appointee

Vice-Chairman Dave Solaro, El Dorado County
Drake DeLanoy, Nevada Gov. Appointee
Jon Plank, Carson City

Jerry Waldie, Calif. Senate Rules Com. Appointee
Jim Galloway, Washoe County
Catherine J. Derringer, Calif. Assembly Spkr.
Appointee
Hal Cole, South Lake Tahoe
Joanne Neft, Calif. Gov. Appointee

Larry Sevison, Placer County
Ronald Slaven, Calif. Gov. Appointee
Brian Sandoval, Nevada At-Large Member
Peter Chase Neumann, Presidential Appointee
Don Miner, Douglas County

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada
www.trpa.org

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

Phone: (775) 588-4547
Fax (775) 588-4527
Email: trpa@trpa.org

MEMORANDUM

June 8, 2001

To: TRPA Governing Board

From: TRPA Staff

Subject: Release of \$150,284 in Air Quality Mitigation Funds to Washoe County for the Tanager Drive Improvements.

Proposed Action: Approve the release of \$150,284 in Air Quality Mitigation Funds to Washoe County for the Tanager Drive Improvements.

Project Description: Washoe County is requesting that \$150,284 be allocated from the Washoe County air quality mitigation fund for pedestrian path improvements to Tanager Drive. Tanager is a short street within the Incline Commercial Community Plan. The improvements consist of a pedestrian path along the north portion of the street from its intersection with Village Boulevard to its intersection with Oriole Drive. The requested funds noted above equal eighty percent (80%) of the bid cost. The County will fund the remaining twenty percent (20%), \$37,511, from Incline Community Floor Area funds. The total project cost is bid at \$187,855.

Attached for background information are:

- A. Washoe County's Request;
- B. A Project Map;
- C. Excerpt from The Regional Transportation Plan;
- D. Excerpt from The Incline Village Commercial Community Plan; and
- E. Project Sheet for Incline Commercial Area Pedestrian Facilities (EIP # 773)

Staff Recommendation: Since the proposed expenditures are consistent with the Regional Transportation Plan, the Incline Village Commercial Community Plan, and the Environmental Improvement Program, staff recommends approving the release of these funds subject to the conditions cited below. After this release, approximately \$305,000 will remain in Washoe County's Air Quality Mitigation Fund.

Staff recommends approval of this release subject to these standard conditions:

1. The County shall only use the funds for the project cited above, and as approved by TRPA.
2. The County shall keep complete records of all funds expended on the project and how they were used. Such records shall be made available for review and audit by TRPA upon written request.

3. Any unused mitigation funds shall be returned to TRPA, or TRPA approval shall be acquired before their re-allocation to another project is made.
4. Signage used to identify the project during construction shall include all funding sources.

If you have any questions regarding this item please contact John Van Etten at (775) 588-4547 x 247.

Attachments:

- Attachment A: Washoe County's Request
- Attachment B: A Project Map
- Attachment C: Excerpt from The Regional Transportation Plan
- Attachment D: Excerpt from The Incline Village Commercial Community Plan
- Attachment E: Project Sheet for Incline Commercial Area Pedestrian Facilities
(EIP # 773)



Attachment A:

May 21, 2001

RECEIVED

BY _____

MAY 22 2001

TAHOE REGIONAL
PLANNING AGENCY

Washoe County
Department of
Community
Development

1001 E Ninth St, Bldg. A
Post Office Box 11130
Reno, NV 89520-0027
Tel: 775-328-3600
Fax: 775-328-3648
Web: ww.washoe.co

Larry Benoit
Tahoe Regional Planning Agency
P.O. Box 1038
Zephyr Cove, NV 89448-1038

Subject: Request for Air Quality Mitigation Funds for Tanager Drive Improvements

Dear Larry:

It is my understanding that you are the person who would place the above referenced item on the Tahoe Regional Planning Agency Governing Board's agenda for action. Larry, if this should be directed to someone else, please let me know.

Washoe County is requesting that \$150,284 be allocated from the Washoe County portion of the air quality mitigation fund for pedestrian path improvements to Tanager Dr. Tanager Drive is a short street within the Incline Commercial Community Plan. The improvements consist of a pedestrian path along the north portion of the street from its intersection with Village Blvd. to its intersection with Oriole Dr. The requested funds noted above equal eighty percent (80%) of the bid cost. The County will pick up the other twenty percent (20%) from Incline Community Floor Area funds¹. The total project cost is bid at \$187,855.

As you are probably aware, the County completed a pedestrian path along Oriole Dr. between Tanager Dr. and Southwood Blvd. last year. The Tanager improvements had originally been intended to be part of this project, but the need to install the pedestrian path along the north side of the street led to a more complex design which could not be accommodated to meet last year's construction season.

The Tanager Dr. improvements contemplated for this year will complete a safe walking path between the substantial number of multiple family residences along Oriole Dr. and the service/retail uses along S.R. 28 (via the Village Blvd. pedestrian path). Because the County purchased equipment two years ago to clear walking paths during the winter, we anticipate that with the Tanager sidewalk improvement, residents will be more likely to walk between the residential area along Oriole Dr. and the retail area along S.R. 28. A walking alternative, that currently is impeded due to no safe walking area along Tanager Dr., will assist in the continued effort to reduce reliance on the automobile.

Larry, the County has applied for and is contemplating receiving very soon a construction permit from the agency. In order to meet a construction timetable for this year, the County would very much appreciate having this air quality mitigation fund request placed on the governing board's agenda for June 26, 2001. The County's Public Works Department is placing the final award bid on the Board of County Commissioners' agenda of July 10, 2001.

Please let me know what additional information you might require in addition to that which is attached to this correspondence (the construction plans have been submitted to the Project Review Program). The Board of County Commissioners has scheduled for its June 12, 2001 agenda an item to formally request the Tahoe Regional Planning Agency to allocate the \$150,284 from the air quality mitigation fund. I will forward a copy of that action, which I am

¹ A \$5 assessment on every square foot of new commercial floor area allocated to a project.



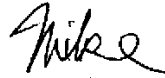
Date: 5/21/01

Page 2

confident will be approved by the Board of County Commissioners, as soon as the agenda item is favorably acted upon by the Board.

Larry, thanks in advance for your assistance on this important project.

Sincerely,



Michael A. Harper, AICP
Planning Manager

Ph: 775-328-3604

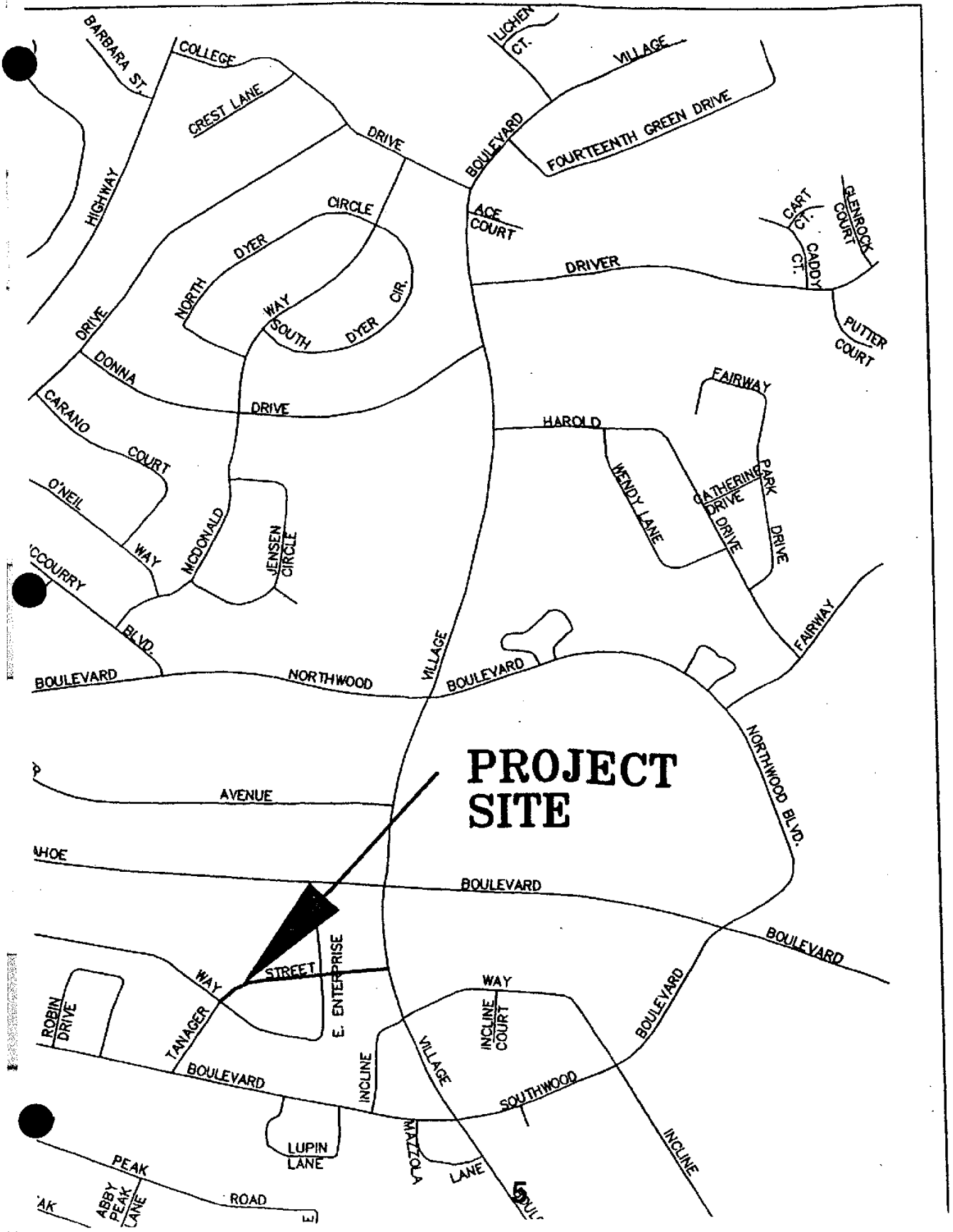
Fax: 775-328-3648

E-mail: mharper@mail.co.washoe.nv.us

MAH (aq fund request tanager benoit)

Enclosure

cc: Jim Galloway, County Commissioner; Dave Roundtree, P.E., Public Works Department Director; Janelle Thomas, Public Works Department; Eva Krause, Planner; Howard Reynolds, Assistant County Manager; Robert W. Sellman, Community Development Director; Sharon Kvas, AICP, Planning Manager, Current Planning Program; Jim Jeffers, Incline Village/Crystal Bay Chamber of Commerce Executive Director



Attachment C:

Priority regional pedestrian project areas include the following:

- A. California 28 - Tahoe City urbanized area.
- B. South Shore redevelopment area.
- C. U.S. 50 - Kingsbury Grade to Kahle Drive.
- D. California 28 - Kings Beach and Tahoe Vista areas.
- E. U.S. 50 - Ski Run Boulevard to Al Tahoe Boulevard.
- F. South Stateline loop roads.
- G. Kingsbury Grade from U.S. 50 to lower Kingsbury commercial area.
- H. South Tahoe Wye commercial area.
- * I. Incline Village commercial and recreational areas.
- J. Pioneer Trail - Ski Run Boulevard to U.S. 50 and the Stateline area.
- K. North Stateline area.

Upon completion of the loop roads in the South Stateline area, U.S. 50 should be narrowed to three lanes to provide for improved pedestrian circulation and access to the activities in this area. Narrowing of the highway would be consistent with the recommendations of the South Stateline Redevelopment Plan.

Pedestrian crossings in the South and North Stateline areas should be provided to create a more pedestrian oriented environment. Grade separated crossings of U.S. 50 and California/Nevada 28 should be considered for construction in these areas. Pedestrian malls and transit malls are also encouraged for consideration in the South and North Stateline areas.

Bicycle Facilities

Regional bicycle facilities experience heavy recreational use during the spring, summer, and fall seasons. Additional bicycle facilities are needed to complete and connect the existing Regional bicycle system segments. Improvements to bicycle routes to ensure the safety of bicyclists should also be undertaken. Grates and other roadway drainage facilities should be constructed or replaced to avoid trapping bicycle tires or otherwise creating unnecessary impediments to bicycle use. Secure bicycle parking or storage facilities need to be provided at businesses, recreational areas, and employment centers.

All classes of bicycle facilities are encouraged for construction in the Region. Class I, II, and III bicycle facilities should be considered for all areas, with a review of the expected type of bicycle use helping to determine the most appropriate class of bicycle facility.

PEDESTRIAN FACILITIES

EXISTING CONDITIONS

Although there are limited, developed pedestrian facilities in this plan area, an informal network exists. The informal path network consists of dirt footpaths cutting across underdeveloped privately owned parcels. It provides connections between the commercial areas and to the surrounding residential areas.

Along State Route 28 (and a portion of Village Boulevard as described), pedestrians and bicycles share the same right-of-way as automobile traffic. Along the majority of State Route 28 through the plan area, there is no separation between the highway and parking areas nor designated paths for pedestrians or bicyclists. These conditions reduce safety, creating potential danger for pedestrians and bicyclists.

POLICIES AND ACTION PROGRAMS

The following policies and action programs implement the goal listed above and address pedestrian facilities.

ICCP.9.1 CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT WITH A STRONG PEDESTRIAN ORIENTATION.

ICCP.9.1.1 A pedestrian corridor along State Route 28, connecting "downtown" uses, should be created. Landscaping, street furniture and special lighting should be incorporated.

ICCP.9.1.2 Conflict between pedestrians, bicycles and automobiles should be minimized.

a. Travel routes, which allow for separation of pedestrians, biking and automobiles, should be provided.

b. The number of driveways along State Route 28 should be consolidated and minimized.

ICCP.9.1.3 Pedestrian connections between shopping areas and surrounding residential, tourist accommodation and recreational uses should be provided.

PROPOSED IMPROVEMENTS

A pedestrian corridor should be developed that connects the shopping, restaurant, office and residential uses of "downtown" Incline Village. The corridor should incorporate landscaping, street furniture and lighting which identify it as a special feature, catching people's attention and attracting people to use the corridor.

A four-mile pedestrian path network is proposed for Incline Village. It would connect the Incline Village Commercial Community Plan Area with the Incline Village Tourist Community Plan Area and nearby multiple family residential properties.

INCLINE VILLAGE COMMERCIAL AREA PEDESTRIAN FACILITIES

Project Number: 773

Program: AIR QUALITY/TRANSPORTATION Jurisdiction: WA Lead Agency: WASHOE
 Start Date: 12/18/01 Implement/Construction: 5/3/03 Monitoring: EIP Project Code: 9250

Description:

In the commercial area of Incline Village, pedestrian facilities consistent with the community plan will be constructed. This will include providing pedestrian facilities between shopping centers and stores. FTP No. 111.

Project Cost Data

Total Cost:	Funding Source:	Amount:
\$850,000.00	NDOT	\$850,000.00

Threshold Data

TH Index:	TH Indicator:	TH Unit of Benefit:	Amount:
R1-A	Multi-Use Trails	Miles Paved	
WQ5	Runoff Water	Acres intervening treated	
WQ2-C	Pelagic Lake Tahoe Winter Clarity (Road BMPs)	Miles Improved	
AQ7	Vehicle Miles Traveled	VMT Reduced	

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: City of South Lake Tahoe New Ice Rink Facility

Application Type: Recreation

Applicant: The City of South Lake Tahoe

Applicant's Representative: Brad Vidro, City of South Lake Tahoe Engineer

Agency Planner: Michael Rhoades, Project Review Division

Location: 1176 Rufus Allen Blvd., South Lake Tahoe, El Dorado County

Assessor's Parcel Number/Project Number: 26-050-04/210042

Staff Recommendation: Staff recommends approval of the subject project. The required actions and recommended conditions are outlined in Section F of this staff summary.

Project Description: The applicant is proposing to construct a new 38,000 square foot enclosed ice skating facility. The new building will include an ice skating rink, equipment rental shop, special event rooms, food and beverage concession and an arcade. The ice rink will be located adjacent to the City of South Lake Tahoe recreation center. The new building will be partially located over existing land coverage where an outdoor ice rink was previously located. No additional parking will be constructed. The building will have a maximum height of 33 feet, 10 inches. Total land coverage created by the project is 44,146 square feet.

Staff review of the project is based on a preliminary site plan, and preliminary land coverage calculations. Due to funding issues, the applicant requested that TRPA review the project based on a preliminary site plan, as a detailed plan for the entire project area was still being prepared at the time of the review. The applicant has agreed to develop a complete site plan for the entire 55.3 acre project area so that all existing land coverage can be verified. Based on the size of the project area, the land capability of the project area (Class 7, with a small portion of 1b) and previous project approvals within the project area (e.g., campground improvements) staff believes there is adequate land coverage within the project area to recommend approval of the proposed project. Should the project result in the creation of land coverage beyond that allowed by the TRPA Code of Ordinances, the permittee will be required, and has agreed to remove the additional land coverage within the project area.

Site Description: The proposed project site is located next to the City of South Lake Tahoe recreation center and swimming pool complex located on Rufus Allen Blvd between Lyons Ave. and U.S. Highway 50. The project area includes the recreation center and swimming pool, the Campground by the Lake, El Dorado Beach and the boat ramp. US Highway 50 bisects the project area. The site of the proposed ice rink is a flat clearing adjacent to the recreation center parking lot, surrounded by mature pine trees. Large pine trees located on the project site provide screening of the site from U.S. Highway 50, El Dorado Beach and Lake Tahoe. The site is located within the Bijou/Al Tahoe Community Plan.

/MR
6/27/01