NOTICE OF MEETING OF THE
GOVERNING BODY OF THE
TAHOE REGIONAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN that on July 25, 1979 at
10:00 a.m. at the hearing room of the Tahoe
Regional Planning Agency, located at 2155 South Avenue, South
Lake Tahoe, California, the Governing Body of said agency will
conduct its regular meeting. The agenda for said meeting is
attached to and made a part of this notice.

DATED: July 13, 1979

BY: Thomas R. Jacob

for James J. Jordan
Executive Director
Tahoe Regional Planning Agency
PRELIMINARY AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV CONSENT CALENDAR

V AGENCY REVIEW

A. U.S. Postal Service, New Main Post Office, South Lake Tahoe

B. James Haldan, Variance for Width of Pier, Douglas County

C. Third Creek Inn and Condominiums, Tentative Map for 190 Units and Administrative Permit for 60 Unit Hotel, Washoe County

VI GENERAL PLAN AMENDMENTS

A. Tahoe Keys Homeowners Association, Reclassification of the Land Capability Level from 1B to 7 for the Fd (Fill Land) Soil Type of Various Subdivisions in the Tahoe Keys Area, City of South Lake Tahoe

VII AGENCY ADMINISTRATION

VIII PLANNING MATTERS

A. Policy on Adoption of Non-Attainment Air Quality Plan and Related Matters

B. Report on Bicycle Trail System
IX REPORTS

A. Appeals of Staff Decisions
B. Executive Session
C. Business Manager Report
D. Executive Director Report
E. Legal Counsel Report
F. Field Enforcement Program Report
G. Governing Body Members
H. Public Interest Comments

X ORDINANCES

A. Second Reading of Ordinance Amending the Regional Plan Reclassifying the Edgeking Venture Property in Douglas County from General Forest to Conservation Reserve

B. Second Reading of Ordinance Amending the Regional Plan Reclassifying 40 Acres Owned by the Douglas County Sewer Improvement District from Conservation Reserve to Public Service

C. Second Reading of Ordinance Amending the Regional Plan Reclassifying Property Owned by Ancel Casentini in Douglas County from General Commercial to Medium Density Residential

D. First Reading of Ordinance Amending Rene Aro, One-Half Acre Located North of and Adjacent to Palasade Road, Douglas County from Low Density Residential to Medium Density Residential

E. First Reading of Fallen Leaf Lodge Reclassification of 76.87 Acres from Low Density Residential and General Forest to Conservation Reserve, El Dorado County

F. First Reading of Ordinance Establishing Standards and Procedures for the Review and Approval of Indirect Sources of Air Pollution

G. First Reading of Ordinance Amending the Sign Ordinance to Permit Political Signs and Establish Height Limitations

H. First Reading of Ordinance Amending Section 9.23 of the Land Use Ordinance to Allow Grandfathered Coverages for Condominium Parcels Recorded After February 10, 1972
## XI  RESOLUTIONS

## XII  PENDING MATTERS

## XIII  OTHER BUSINESS

## XIV  ADJOURNMENT

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TAHOE REGIONAL PLANNING AGENCY

MEMORANDUM

DATE: July 16, 1979

TO: The TRPA Governing Board

FROM: The Agency Staff

SUBJECT: 60-Day Rule Expiration

U.S. Postal Service:
James Haldan:
Third Creek:
Tahoe Keys:

Douglas County Sewer Improvement District (Third Clarifier):

Governing Board requested recommendation from technical group within 60 days after June 28, 1979

Not applicable - Comments advisory

September 8, 1979
July 25, 1979

Douglas County School District (Playground):

Tahoe City Public Utility District:

City of South Lake Tahoe (Bicycle Trail):

Not applicable - Comments advisory

September 28, 1979
September 4, 1979

U.S. Forest Service:

September 4, 1979
August 29, 1979
PROJECTS TO BE REVIEWED
AT THE JULY 25-26, 1979
GOVERNING BOARD MEETING
Public Works
Douglas County Sewer Improvement District #1
Additional Secondary Clarifier
Douglas County

Summary

The Douglas County Sewer Improvement District #1 (DCSID) proposes to construct an additional secondary clarifier at its existing sewage treatment plant site in Douglas County near Round Hill. The project is proposed in order to allow DCSID to improve the quality of the effluent discharged to the Carson River, and to meet revised waste discharge requirements of the Environmental Protection Agency (EPA), and the Nevada Division of Environmental Protection (NDEP). The project consists of the construction of a third secondary clarifier which will be 53 feet in diameter and related appurtenances and utilities.

Land Use Classification

The project site is currently classified as Conservation Reserve by the Agency. However, a General Plan Amendment to re-classify the property to Public Service was approved by the Agency in May, 1979. Upon adoption of the second reading of the implementing ordinance, the property would be re-classified as Public Service. The implementing ordinance limits the allowable land coverage on the site to that amount which the land capability classification of the site would allow. The proposed project is consistent with the uses allowed under the Public Service District.

Land Capability and Coverage

Existing land coverage on the project site is 138,313 square feet or 12.58% of that portion of the site which is classified as JaC (25% allowable coverage). The proposed land coverage resulting from the addition of the secondary clarifier will result in a total of 140,604 square feet of coverage within the JaC land district. This would bring the land coverage on this portion of the site to 12.79%, still substantially below the 25% allowed by the land capability system.

Storm Drainage

The proposed modifications includes a provision to infiltrate the runoff from a 2 year - 6 hour storm from the project site in accordance with the principles established in the Agency’s Handbook of Best Management Practices.
Grading and Slope Stabilization

The proposed secondary clarifier will be approximately 14 feet in depth, with 11 feet of the structure located below existing grade. The applicant's information report does not specify any measures for disposal of excavated material. It is Agency staff's position that such material should be utilized to restore disturbed areas within the Basin or transported out of the Basin.

The project will not require substantial grading work outside of that necessary for installation of the clarifier. No cut or fill slopes will be created as a result of construction. All areas are proposed to be revegetated with grass, consistent with the existing landscaping on the site. No trees will be removed as a result of the project.

District Plans

The proposed modifications are consistent with the facility plan developed by DCSID. This plan is currently the subject of an Environmental Impact Statement (EIS) being prepared by EPA. The EIS focuses on proposed plant improvements which would have a growth inducing effect through creating additional capacity beyond that which presently exists.

The Agency approved the construction of a dissolved air flotation unit in April, 1979. The construction of this facility was designed to bring the treatment capacity of the DCSID facility to 2.3 million gallons per day (MGD). Staff's analysis of that project indicated that the dissolved air flotation unit would not have an effect of increasing the plant capacity beyond that which previously existed and was necessitated only to improve the effluent quality of the plant. It was staff's position, therefore, that approval of the dissolved air flotation unit would not affect the outcome of decisions yet to be made regarding the level of federal funding for improvements at the DCSID plant as proposed in the facility plan.

The currently proposed modifications would increase the effective treatment capacity of the DCSID plant to 3.0 MGD. The plant when constructed in 1969 had a rated capacity of 3.0 MGD, but due to increasingly stringent waste discharge requirements the effective treatment capacity was reduced to 1.8 MGD. The addition of the dissolved air flotation units and the third secondary clarifier, therefore, will increase the capacity to a level the same as the initial plant design.

TRPA Plans

The Lake Tahoe Basin Water Quality Management Plan recognized the DCSID facility with an existing treatment plant capacity of 3.0 MGD and recommended further expansion of the plant to a level consistent with the allowable development under the Agency's General Plan. The proposed modifications to the DCSID facility will result in a treatment capacity of 3.0 MGD, consistent with the Agency's plans.
Public Services

The applicant's information report provides documentation that all necessary public services to supply the needs for the treatment facility are available.

Financing

The applicant indicates that it may apply for a Clean Water Grant from the Environmental Protection Agency in order to finance the proposed secondary clarifier. If such a grant cannot be obtained within the limitations of EPA's environmental review process, the applicant may seek a loan in order to finance the improvements. If the project is financed through an EPA Grant, the Agency would have an additional opportunity to comment on the project as a Clearinghouse item.

Recommendation

Agency staff recommends approval of the proposed secondary clarifier subject to the following conditions:

1. Measures to mitigate the impacts of the project listed in the applicant's information report shall be adhered to during construction of the project.

2. The erosion control measures illustrated in the applicant's information report shall be installed and maintained during construction.

3. All excavated material shall be trucked out of the Basin or hauled to a disposal site approved by Agency staff.

Advisory Planning Commission Action

Due to lack of a quorum the APC meeting for July 11, 1979 was cancelled.
TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Tahoe City Public Utility District
Highlands Community Center Building Extension
Dollar Point
Placer County

Summary
The Tahoe City Public Utility District is proposing to add a 24' X 20' extension to the existing Community Center building off Country Club Drive in the Dollar Point area. The remodeling and extension of the building is intended to enhance the opportunities for community use of the facility. The total floor area of the building upon completion of the project will be approximately 1300 square feet.

The Community Center is located adjacent to the golf course property at Dollar Point, with both the golf course and the subject property (formerly the pro shop) having been taken over by the District several years ago. The Center is being developed into a community gathering place to service both meeting needs, and to provide day use facilities such as children's play area and picnic area.

TRPA Plans and Ordinances
The subject property is classified Low Density Residential under the TRPA Land Use Plan. The LDR district allows day use facilities and facilities similar in use to the Community Center (specifically general education facilities).

Under the LDR district regulations, the subject project must conform to land capability coverage restrictions. The subject parcel totals 2.3 acres and is entirely within the TbC soil type, with associated land capability and land coverage of level #6 and 30%, respectively. The total coverage on the site upon conclusion of the project will be only 12.9%.

Recommendation
Staff recommends approval of the subject project.

Advisory Planning Commission Action
Due to lack of a quorum the APC meeting for July 11, 1979 was cancelled.

7-2-79
TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Public Works
City of South Lake Tahoe
Tahoe Keys Boulevard Bicycle Trail

Summary
The City of South Lake Tahoe is proposing to widen and overlay a portion of Tahoe Keys Boulevard to allow for the striping to five foot bicycle trails on both sides of Tahoe Keys Boulevard. The project will run from the intersection of Tahoe Keys Boulevard and James, near Highway 50, to the beginning of the divided roadway in the Tahoe Keys proper, approximately 3/4 of a mile.

Widening along the route will range from four to six feet. Virtually all the widening will be without need of any substantial new grading. A total of four trees will be removed near the Highway 50 end of the project and one section of the project in the same area will require a two foot redwood retaining wall approximately 125 feet in length.

TRPA Plans
The adopted Transportation Plan of TRPA recognizes the proposed bike trail along Tahoe Keys Boulevard.

Recommendation
Staff recommends approval of the proposed project.

Advisory Planning Commission Action
Due to lack of a quorum the APC meeting for July 11, 1979 was cancelled.
TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Douglas County School District
Zephyr Cove Elementary School
Proposed Playground
60 Day Rule - August 29, 1979

The Douglas County School District is proposing to add a playground of approximately 16,500 square feet to the Zephyr Cove Elementary School site. The project is proposed because of a building addition at the school approved in March, 1979 by the TRPA, a portion of which will occupy existing playground area.

The new playground is proposed in an area which has already been substantially cleared of vegetation and will require the removal of only three trees, with little grading required. The playground will be paved.

Previous Agency Action

In March, 1979 the Agency approved a building expansion of the existing elementary school site. The previous approval involved a building addition of approximately 3,000 square feet which was constructed over an existing paved playground area. The Agency's approval was subject to the development of a plan to handle the deficient parking situation at the elementary school.

Description of Proposed Project

The proposed paved playground area would cover approximately 18,200 square feet in a nearly level area which has been excavated into the adjoining hillside. The vegetation has been previously removed from the project site. The proposed play area is physically removed from the remainder of the school's facilities and is isolated by a 12 to 15 foot high fill slope. A pathway would be constructed from the existing play area to the proposed play area (see attachment).

The school district has submitted plans delineating a proposed parking area immediately adjacent to the east wing of the school and major entrances. An additional area currently utilized as a paved playground would be utilized for parking during special events and would be retained as a play area during normal school hours.

The asphalt playground is proposed in order to provide an area which would replace the play areas lost to the building extension and provision of adequate parking on the site. Previous representations by the school district to Agency staff indicated that the proposed play area would be sodded rather than paved. The school district had previously installed an underground sprinkler system in order to provide for maintaining a turf play area. The proposed project would pave the subject area in order to provide for more extended use of the area during the winter months.

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Land Capability and Coverage

The proposed asphalt play area is classified as CaD, land capability level 4, which allows up to 20% land coverage under the land capability system. The proposed land coverage within the CaD area would be brought to 32,010 square feet or 6.3% of the area within the land capability district. Land coverage would be reduced within the areas of the site which are classified as JaC, as a result of landscaping, bringing the total amount of coverage on the site closer to conformance with the guidelines established by the land capability system.

The Land Use Ordinance, however, allows up to 50% coverage on parcels classified Public Service (PS). The proposed asphalt playground area would bring the total coverage on the site, which includes both the elementary school and Whittell High School, to only 17.1%.

Drainage and Slope Stabilization

All drainage from the proposed playground area would be intercepted in an infiltration trench designed to store and percolate an amount of water equivalent to the Agency's standards. Overflow drainage from the proposed playground area would be directed through a rock lined ditch along Warrior Way.

There are currently insufficient drainage facilities on the balance of the site. The roadside ditch to which overflow drainage from the playground would be directed has not been improved and needs to be stabilized prior to accommodating additional flows. The applicant proposes to install additional infiltration facilities on the site as part of the project in order to accommodate flows generated from impervious surfaces on the school building and adjacent parking areas.

The existing eroding fill slope adjacent to the proposed playground area would be regraded to an acceptable slope and revegetated. A proposed retaining wall at the base of the fill would serve as a handball court and would stabilize the toe of the slope.

Staff Concern

Staff's concern is with the apparent lack of site planning which the school district has demonstrated in initiating the current school expansion program. It was not until after construction was initiated on the school building additions that it was realized that an additional play area would be required to replace the area lost by the building expansion. Previous plans of the school district to install a turf playground in the subject area would have resulted in a positive improvement to the site from an environmental point of view. The school district's current proposal to pave that area will result in increased runoff from the site and discharge to drainage facilities which are currently inadequate to accommodate increased flows.

Advisory Planning Commission Action

Due to a lack of quorum, the APC meeting for July 11, 1979 was cancelled.
Staff Recommendation

Agency staff recommends approval of the proposed project with the following conditions:

1. A site plan which delineates the proposed uses of the school grounds will be submitted to Agency staff.

2. Final construction drawings shall be submitted to Agency staff for review and approval. The final construction drawings shall delineate the proposed drainage and slope stabilization improvements in the proposed playground area, as well as the proposed parking area.

3. A vehicle barrier shall be installed at the proposed snow removal entrance to the playground area near the access point on Warrior Way.
Zephyr Cove
Elementary School
Proposed Playground

New Addition

School

Playground
(Proposed Parking)

Bus Loading Area

Warrior Way

Match Line

New Addition

Playground
(Overflow Parking)

Proposed Playground

Match Line

Warrior Way

Scale 1" = 60'
Clearinghouse
U.S. Forest Service
59.59 and 76.24 Acre Land Acquisitions
Tahoma Area
El Dorado County

Summary

The U.S. Forest Service is proposing the acquisition of a total of approximately 136 acres of undeveloped land approximately one half mile west of Tahoma in El Dorado County. The subject land consists of two contiguous parcels, with separate acquisition programs being pursued for each parcel. The subject land abuts California State Park lands (Sugar Pine Point) on the south, and abuts existing National Forest lands on the westerly extreme.

The uses proposed for the subject property are identified by the Forest Service as dispersed recreation uses. Included in the westerly parcel is approximately 500 feet of stream frontage on McKinney Creek, which will be contiguous with existing Forest Service ownership along the entire length of McKinney Creek above the subject parcel.

TRPA Plans

The subject land is classified as Low Density Residential under the TRPA Land Use Plan. At maximum permitted densities the property could be developed to a total of approximately 540 dwelling units. Presently this development potential is not likely to be realized because of limitations in sewage capacity to serve such development and the limitations on new subdivisions being imposed by the California Tahoe Regional Planning Agency.

Land capability on the subject parcels varies from rocky outcrop areas in a capability level #1 to capability level #5, permitting up to 25% land coverage. As earlier indicated, the westerly parcel is cut by a stream environment zone.

The adopted recreation plan of the TRPA identified the subject properties as being outstanding natural environment areas, appropriate for the dispersed recreation uses contemplated by the Forest Service.

Recommendation

Staff recommends support of the subject land acquisitions.

Advisory Planning Commission Action

Due to lack of a quorum the APC Meeting for July 1979 was cancelled.

7-2-79
TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Clearinghouse
U.S. Postal Service
New Main Post Office
South Lake Tahoe

Summary

The U.S. Postal Service is proposing to construct a new Main Post Office to service the South Shore area. The facility is proposed for a 5.78 acre parcel adjacent to the existing Lucky - Payless Center, off Al Tahoe Boulevard in the City of South Lake Tahoe. The facility will directly replace two existing facilities, the Al Tahoe Station and the temporary lockbox unit recently approved for the site of the old Inks Al Tahoe Market. In addition, the transfer of Main Post Office operations from the existing main office at Bijou will allow the Bijou Station to double the number of lockboxes provided for residents in that area.

The new facility and related service expansion is intended to meet serious current deficiencies in the South Shore area, where there is presently an unmet demand for approximately 1800 new lockboxes, and where an estimated 12,000 summer residents are served by General Delivery mail. The four South Shore facilities presently have approximately 8,200 lockboxes. The new facility and the Bijou Station modification will allow an addition of up to 3000 lockbox units.

In addition to meeting current deficiencies, the facility is being designed to meet projected increases in demand, and a capability of conversion to home mail delivery is being designed into the building, should the decision be made to make the transition to home delivery of mail in the South Shore area.

Project Description

The site selected for the proposed project is immediately adjacent to the Lucky - Payless shopping center, with the parking to be utilized for the facility already existing adjacent to the Lucky Store. This location will allow postal customers to park and do postal business and shopping business without the necessity of a connecting vehicle trip.

The building area will total approximately 20,400 square feet, with the existing parking totalling an additional 21,000 square feet. Maneuvering area for service vehicles, brings the total coverage on the site to approximately 49,000 square feet, or approximately 19% of the total site.

Traffic and Parking

The Postal Service has provided a traffic and parking analysis for the proposed project. The traffic analysis concluded that an addition of some 3300 vehicle trips per day may be anticipated on the site as a result of the facility. This

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figure is mitigate, however by the fact that most of those trips would be
diversion of existing trips traveling to other post offices presently;
principally those in the Al Tahoe area. In analyzing this situation further, the
Postal Service has concluded that the biggest impact would probably be somewhat
of an increase in turning movements at the Al Tahoe Boulevard/Highway 50
intersection, which could experience a reduction in service level from its present
B/C level to a level C.

The parking analysis concludes a need for approximately 50 parking spaces to
service the facility. The parking available at the site will be 59 spaces, none
of which are regularly used at the present time by the Lucky - Payless Center.

Drainage and Vegetation

A portion of the existing paved surface will be opened up and revegetated with
trees and shrubs to enhance the attractiveness of the parking area for the
facility. The only removal of vegetation will occur at the building site itself,
where approximately 20% of the 460 trees remain on the parcel will be removed.

Drainage for the site will be collected from roof drains and through and parking
surface inlets and transported to a rock lined drainage ditch from which the
runoff will filter eventually into the Trout Creek Meadow to the west of the
project site.

Land Capability

With the exception of the extreme westerly portion of the site, the entire site is
located in an EfB soil type, with an associated capability level #7, permitting
up to 30% coverage under strict adherence to the capability system limitations.
The subject site is within the General Commercial land use district of the TRPA,
however, permitting coverage overrides to allow up to 70% coverage. As earlier
indicated, however, the subject project is proposing coverage of only approximately
20%.

TRPA Plans and Ordinances

The adopted Regional Plan of the Agency identifies the subject parcel as General
Commercial, permitting the proposed use. The location on Al Tahoe Boulevard
allows access to the site from several directions along routes recognized in the
TRPA Plan as major arterials, including Pioneer Trail, Al Tahoe Boulevard, and
Highway 50.

Recommendation

Staff recommends support of the subject project, and recommends additionally that
the Postal Service observe the following Standard Conditions applied to private
projects of similar nature:

1. Construction shall proceed in the following sequence:
   a. Such trees as TRPA has authorized shall be removed and the
      initial phase of the Vegetation Preservation and Protection Plan
      shall be completed.

7-3-79
b. Installation of fencing for vegetation protection.

c. Installation of temporary erosion protection devices.

d. Installation of utilities including water mains and fire hydrants required by the fire department.

e. Completion of rough grading including installation of mechanical stabilization devices.

f. Completion of structure foundations.

g. Final grading and installation of base for paved areas.

h. Completion of structures.

i. Paving.

j. Landscaping and revegetation.

2. Continuing conditions:

a. All utilities shall be underground.

b. Grading, vegetation clearing and soil disturbance are prohibited between October 15 and May 1.

c. Mud shall not be tracked off the construction site. Grading operations shall cease in the event that a danger of tracking mud offsite exists.

d. During construction, environmental protection devices such as adequate erosion control devices, dust control and vegetation protection barriers shall be maintained.

3. The storm drainage system shall be modified to include detention and infiltration of a 2 year - 6 hour storm generated from runoff on impervious surfaces on the site.

Advisory Planning Commission Action

Due to lack of a quorum the APC meeting for July 11, 1979 was cancelled.
TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

James Haldan
Variance to the Shorezone
Ordinance
Douglas County

60 Day Expiration - 9/8/79

Variance Request:

The applicant is requesting a variance to Section 7.31(1) of the Shorezone Ordinance to place a low level boat hoist on his existing pier and thus exceed the 10 foot width standard. The pier was recently constructed to a width of 7 1/2 feet and the applicant now desires to add a low level boat hoist which will extend the width of the structure 7 feet for a total width of 14 1/2 feet (see Attachment #1).

Summary:

On April 26, 1977, the Tahoe Regional Planning Agency approved the subject pier with a maximum width of 10 feet and upon construction the width was reduced to 7 1/2 feet. After the construction was completed, the applicant contends he became aware of the option of a low level boat hoist. Although the hoist meets the standards of the Shorezone Ordinance, they require special design considerations as shown on Attachment #2; thus staff has informed the applicant the existing pier must be reconstructed in order to facilitate the hoist. The applicant feels the reconstruction of the lakeward end of his pier is unreasonable and requests a variance.

Section 20.00 of the Shorezone Ordinance as shown below requires certain findings be made in order to approve a variance:

"Variances from the terms of this ordinance may be granted by the Agency Governing Body only if it is found that because of special circumstances applicable to the property involved a strict application deprives such property of privileges or safety enjoyed by other similarly situated property. Where such conditions are found, the variance permitted shall be the minimum departure from existing regulations necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences. In no case may a variance be granted that will provide the applicant with any special privileges not enjoyed by other similarly situated properties."

7/17/79
James Haldan  
Variance to Shorezone Ordinance  
Douglas County  
Page Two

Although this departure from the 10 foot width standard is minimal, staff can not find any "special circumstances" involved with this application except that the applicant and his engineer were unaware of the low level boat hoist option at the time of design. As to the finding of being deprived of privileges enjoyed by others, the Agency has approved only piers and hoists that conform to the width standards as illustrated in Attachment #2 and in fact staff has an enforcement action against a property owner who mounted two hoists opposite each other on a single use pier.

Recommendation:

In order to be consistent with previous approvals and to comply with the requirements set forth in Section 20.00, Agency staff must recommend denial of this application for a variance. Possible alternatives for the applicant would be to redesign the existing pier to facilitate a hoist within the 10 foot width standard or to simply utilize a mooring buoy to secure his boat.
Proposed Pier

IN: LAKE TAHOE
AT: 1140 HWY 50
Zephyr Cove, Nev. 89448
Pt. No. Tract Lot 4, Sec 34,
T. 14N., R. 18E., M.D.M.

County of: Douglas State: Nevada

Application By:
Mr. & Mrs. James Haldan
P.O. Box 233
Glenbrook, Nev. 89413

James Haldan
Variance for Width of Pier
Douglas County
TYPICAL TRPA APPROVED PIER DESIGN WITH LOW LEVEL HOIST

LAKE TAHOE

High Water
MEMORANDUM

TO: The TRPA Governing Board Members

FROM: The Agency Staff

SUBJECT: Third Creek Inn and Condominiums, Tentative Map
For 190 Single Family Condominiums and Administrative Permit for 60 Room Hotel

DATE: July 18, 1979

Since the June Governing Board meeting, Agency staff has been working with the applicant for the subject project and his representatives and various staff personnel and representatives of Washoe County, Douglas County and the Nevada Division of Highways in an attempt to resolve the two issues that were discussed at the June meeting. The applicant agreed to continue consideration of the subject project until July, and to waive the 60 day time limit until the regular July Board meeting.

Sewage Effluent Disposal - Mr. Kjer voiced concern regarding actions the Board might take that would result in substantial increases in the amount of sewage effluent discharged into the Douglas County portion of the Carson Valley by the Incline Village General Improvement District (IVGID). Mr. Kjer requested that action on the project, which would generate approximately 75,000 gallons of sewage effluent per day, be postponed until Washoe County, IVGID and Douglas County have agreed on suitable plans for discharging sewage effluent in the Carson Valley.

On July 17, 1979 Agency staff met with Bob Hadfield, County Manager of Douglas County to discuss the current status of the proposals to discharge sewage effluent in the Carson Valley. Mr. Hadfield indicated that at a meeting held on April 11, 1979 the Douglas County Commissioners were not only presented with the proposal by IVGID to dispose sewage effluent in the Douglas County portion of the Carson Valley under a Wetlands Enhancement Program, but with similar proposals by five (5) other public entities including the South Tahoe Public Utility District, Carson City, the Douglas County Sewer Improvement District, the Minden/Gardnerville Sanitation District and the Indian Hills General Improvement District. According to Mr. Hadfield, the Douglas County Commissioners requested that the various public entities collectively prepare an environmental assessment to identify the cumulative impacts that may result from their proposals. Mr. Hadfield indicated that the Commissioners are primarily concerned with the potential pollution of the ground water in the Carson Valley and the requirement for 8,000 acres of land to satisfy the collective needs of the public entities, proposing to discharge sewage effluent.

Agency staff understands that as of this date the collective environmental assessment requested by the Douglas County Commissioners has not been prepared and according to Mr. Hadfield the Commissioners do not intend to approve any individual proposals unless this collective assessment shows that no environmental damage will result and that the proposals will benefit the citizens of Douglas County.
The TRPA Governing Board  
RE: Third Creek Inn and Condominiums  
Page two

The Incline Village General Improvement District (IVGID) can not meet the newly imposed waste discharge requirements of the Nevada Department of Environmental Protection for discharge of treated effluent to the Carson River without modification of its present facilities. IVGID has prepared a facility plan which outlines five alternative methods for disposal of treated effluent in order to meet the new requirements. Four of those alternatives involve land treatment of the effluent within the Douglas County portion of the Carson Valley, while the fifth involves advanced waste treatment and discharge to the Carson River. The alternative preferred by IVGID is a Wetland Enhancement program. All four alternatives involving land treatment of sewage effluent would require approval by the Douglas County Commissioners. Therefore, unless IVGID were to develop an advanced waste treatment system, approval by Douglas County would be necessary in order to provide adequate export and treatment of sewage effluent. The Agency's Sub-division Ordinance requires that each unit have a connection to a sewage facility that has the capability to export and treat sewage consistent with the requirements of the Agency "and other Governmental entities."

Traffic Impacts - As indicated in the original staff summary, a copy of which is attached to this memo, in June Agency staff recommended that the project be denied without prejudice due to the applicant's failure to assess the additional traffic generated by the project against reasonable projections for traffic volumes through 1982.

Since the June Board meeting, Agency staff has met with Don Pray of the Nevada Department of Highway, staff personnel and representatives of Washoe County and the applicant in an attempt to develop reasonable traffic projections for the major roadways in Incline Village.

At a meeting held on July 9, 1979 in the Washoe County administrative offices, Don Pray of the Nevada Department of Highways provided Agency staff with a report he prepared entitled "Traffic and Capability Analysis Northshore Lake Tahoe", dated June 22, 1979. Based on the conclusions and recommendations contained in Mr. Pray's report, Commissioner Jean Stoess and Chairman Bill Farr, stated that Washoe County would commit to resolving the traffic problems in Incline Village.

For the reasons set forth in a letter from Agency staff dated July 12, 1979 to Don Pray, a copy of which was sent to all Board members and is attached to this memo, Agency staff is of the opinion that the building trend projections used by Mr. Pray to project traffic volumes through 1983 in Incline Village are extremely low. Mr. Pray projected that between now and 1983 a total of 710 new dwelling units would be constructed in Incline Village. In 1978, 719 new dwelling units were actively constructed in Incline Village.

Since the preparation of the July 12, 1979 letter to Don Pray, Agency staff has obtained additional data from the Washoe County Building Department that supports the projections that the current building trend in Incline Village will continue. In 1978, when a total of 766 units were issued, during the first six months of that year, 401 units received permits. During the first six months of 1979 permits have been issued for 481 units. If this increase in building activity over the 1978 level continues for the remainder of 1979, building permits for 920 units will be issued in 1979 in comparison to the 766 units in 1978.
Agency staff believes, based on evidence indicating that the current building trend in Incline Village will continue at least through 1979, that the traffic conditions Mr. Pray projects will exist in 1983 in Incline may actually occur in 1979-80. Given that the projected 1983 traffic volumes could occur as early as 1979-80 Agency staff would recommend that a specific program for immediate roadway improvements be developed prior to approval of projects that would substantially increase traffic volumes in Incline Village.

Recommendation

Agency staff recommends that the Governing Board deny the tentative map and administrative permit for the subject project without prejudice and indicate to the applicant that the project will not be reconsidered until: (1) the Douglas County Board of Commissioners has approved the proposal by IVGID to discharge sewage effluent in Douglas County and (2) a specific program for future roadway improvements in Incline Village has been developed and approved by the appropriate agencies.
July 12, 1979

Mr. Don Pray
Nevada Department of Highways
1263 S. Stewart
Carson City, Nevada 89712

Subject: Traffic and Capability Analysis Northshore Lake Tahoe

Dear Don:

Agency staff has reviewed your report entitled "Traffic and Capability Analysis Northshore Lake Tahoe", dated June 22, 1979, a copy of which you provided us on July 9, 1979. Generally the report contains much needed information regarding roadway capacities and traffic volumes as of 1978 on the major roadways in Incline Village.

However, Agency staff has compiled data indicating that the basic assumption used in your report to project traffic volumes to the year 1983 is not realistic. As you stated on page 20 of the report, the building trend projections used in the report assume that between now and 1983 a total of 710 additional dwelling units will be constructed in Incline Village. Considering the following factors, it appears likely that more than 710 additional dwelling units will be constructed in Incline Village between now and the end of 1979:

1. In 1978 building permits were issued for 766 dwelling units in Incline Village. By physical count, 719 additional dwelling units were actually constructed in Incline in 1978.

2. In 1978, when 766 dwelling units received building permits, 148 units had received building permits up through the month of May, or 19.3% of the total for that year.

3. In 1979 the number of dwelling units that have received building permits up through the month of May has again increased over the 1978 levels. Building permits for 250 dwelling units have been issued up through May, 1979. Assuming that the relative monthly percentages remain constant from year to year, as they have for the past five years, it is possible that building permits for more than 1200 dwelling units could be issued during 1979.
Mr. Don Pray
RE: Traffic and Capability Analysis Northshore Lake Tahoe
July 12, 1979

There is no data supporting an assumption that the building trend established in 1977 and 1978 in Incline will differ in 1979. In fact, the issuance of building permits for 250 dwelling units in Incline up through May of 1979 supports the projections that the total number of dwelling units receiving building permits in 1979 could exceed 1200. Even if the issuance of building permits during the last seven months of 1979 drops off substantially from the pattern established for the same period during the last five years, it is reasonable to assume that more than 710 additional dwelling units will be constructed in Incline before the end of 1979.

There are also other factors supporting the assumption that the 1975-79 building trend in Incline will continue for at least the next five years. Data collected by Agency staff indicates that since 1974 the total number of units constructed annually at the north end of the lake is relatively constant. However, when building activity was severely limited on the California side due primarily to sewage treatment constraints, the building activity in Incline Village increased substantially. It is not likely that the constraints on the California side that caused the geographic shift in building construction to Incline Village will change in the near future. Also since Incline Village is only 51% built-out a building rate of approximately 700 new units annually could be accommodated beyond 1983.

Based on the building trend established in Incline from 1976 up through May, 1979 Agency staff believes that the 710 additional dwelling units you project will be constructed by 1983 will, in fact, be constructed by the end of 1979. Therefore, Agency staff respectfully requests that you reassess the projections, conclusions and recommendations contained in your report based on the assumption that a minimum of 700 additional dwelling units will be constructed in Incline Village each year. Based on the physical inventories taken each year by Charles T. Kendall of Incline Village General Improvement District and the above recommended assumption, Agency staff requests that you use the following figures for total existing and projected dwelling units in Incline Village:

<table>
<thead>
<tr>
<th>Year</th>
<th>Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1975</td>
<td>3296</td>
</tr>
<tr>
<td>1976</td>
<td>3428</td>
</tr>
<tr>
<td>1977</td>
<td>3703</td>
</tr>
<tr>
<td>1978</td>
<td>4422</td>
</tr>
<tr>
<td>1979</td>
<td>5122</td>
</tr>
<tr>
<td>1980</td>
<td>5822</td>
</tr>
<tr>
<td>1981</td>
<td>6522</td>
</tr>
<tr>
<td>1982</td>
<td>7222</td>
</tr>
<tr>
<td>1983</td>
<td>7922</td>
</tr>
</tbody>
</table>

If you have any questions concerning this matter please contact me.

Sincerely,

Greg George
Senior Planner

cc: TRPA Governing Board Members
    Dale Cox - Third Creek Inn and Condominiums
TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Third Creek Inn and Condominiums
Tentative Map for 190 Units and
Administrative Permit for a 60 Room Hotel
Washoe County

Project Description and Location

The applicant, Dale W. Cox, representing the Third Creek Company, is requesting approval of a tentative map for 190 single family condominium units and an administrative permit for a 60 room hotel on a 26.25 acre site located at the northwest corner of the intersection of Northwood Boulevard and Tahoe Boulevard (State Route 28), Incline Village, Nevada. (See attachment #1) The tentative map for the 190 condominium units utilizes 23.80 acres of the total site and the 60 room hotel the remaining 2.45 acres. Upon recordation of a final map for the proposed tentative map, the property utilized for the hotel will become a separate parcel of land. The hotel structure is to include two restaurants and a 50 seat banquet room for private parties. A separate swimming pool for hotel guests is to be located south of the hotel structure.

A recreation complex, including four tennis courts, a swimming pool and clubhouse, is proposed within the area of the tentative map for use by the owners of the condominium units and the guests of the hotel.

The applicant proposes that the hotel management retain 37 one and two bedroom condominium units for a period of 4 years, or until the total project is completed to be rented or leased to employees of the condominium-hotel complex.

The subject project will be constructed in three phases. Phase one is to include the first 71 condominium units including the 37 employee housing units, phase two 54 condominium units and the 60 room hotel, and phase three the remaining 65 condominium units.

Required parking is to be provided at a ratio of 1.5 spaces per condominium unit plus an additional 101 spaces for hotel and restaurant guests. An underground parking garage beneath the 4 tennis courts is to contain 220 of the 474 total parking spaces provided.

At the applicant's request, a description of the project prepared by the applicant, including a discussion of the general objectives of the project, is enclosed as attachment #2.

Existing Environmental Setting

The 26.25 acre site contains a moderate stand of pine and fir trees surrounding a central stream environment zone created by a branch of Third Creek that traverses the site in a north to south direction. There are no structures or improvements proposed within the stream environment zone (SEZ) except for two foot bridges that are designed to totally span the SEZ. The slopes on the site are generally less than 9%.

Land Use Classification

The subject 26.25 acre site is classified Tourist Commercial (TC) by the Agency. The uses at the densities proposed conform to the use regulations set forth under the TC district. The density proposed for the condominium units is 7.9 units per acre and for the hotel rooms the proposed density is 25 units per acre. Under the TC district, the permitted density for single family condominium units is 15 per acre and for hotel rooms 40 per acre.

6/19/79
Land Capability and Proposed Land Coverage

The Agency's land capability map classifies the subject property as a land capability level 6 based on a soil type identification of ISC, Inville stony coarse sandy loam, 2 to 9 percent slopes.

As set forth under Section 7.83 of the Land Use Ordinance, the maximum land coverage permitted in the TC district is 35% for a residential use. Within the area of the proposed tentative map, the proposed land coverage is 34.1%. The proposed land coverage breaks down as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>190 condominium units</td>
<td>171,698 sq. ft.</td>
</tr>
<tr>
<td>parking garage, tennis cts.,</td>
<td>37,472</td>
</tr>
<tr>
<td>and recreation bldg.</td>
<td></td>
</tr>
<tr>
<td>pool</td>
<td>2,960</td>
</tr>
<tr>
<td>walks (3 feet wide)</td>
<td>9,880</td>
</tr>
<tr>
<td>roads, driveways &amp; parking</td>
<td>131,880</td>
</tr>
<tr>
<td><strong>Total Coverage</strong></td>
<td><strong>353,891 sq. ft.</strong></td>
</tr>
</tbody>
</table>

The maximum land coverage permitted in the TC district is 50% for uses other than residential including the proposed hotel. The proposed land coverage within the area utilized for the hotel facilities is 46.8%. The proposed land coverage breaks down as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>hotel structure</td>
<td>33,000 sq. ft.</td>
</tr>
<tr>
<td>pool, walks and drive</td>
<td>16,000</td>
</tr>
<tr>
<td><strong>Total Coverage</strong></td>
<td><strong>49,000 sq. ft.</strong></td>
</tr>
</tbody>
</table>

Grading and Slope Stabilization

Construction of the proposed project will require a minimal amount of grading since the project site has slopes generally less than 9%.

The applicant's Information Report states that all resulting cut and fill embankments will be graded to 2:1 slopes or less and enhanced for revegetation with the replacement of 6 inches of top soil. Revegetation is to be performed in conformance with Soil Conservation Service specifications.

Where embankments cannot be graded to a 2:1 slope, retaining walls will be required for stabilization.

Storm Drainage

The applicant's conceptual storm drainage plan proposes facilities adequate to provide onsite infiltration of storm water flows generated from a 2 year frequency, 6 hour duration storm. Overflow from infiltration trenches and sedimentation ponds is to be directed by way of rock-lined trenches and energy dissipators to the SEZ that traverses the property. Three sedimentation ponds, the final design of which will not be determined until preparation of the final construction drawings, are proposed to be located within the SEZ. In general, the storm drainage plan satisfies the standards set forth in the 208 Plan.

6/19/79
Third Creek Inn and Condominiums
Page Three

Building Height

The maximum average height permitted for any structure in the TC district is 40 feet, measured from the original grade at the center of all exterior walls. The average height of the proposed hotel structure, measured as required in the Land Use Ordinance, is 40.0 feet. The average height of the proposed condominium units is less than 40 feet.

Public Services

Sewer and Water Service and Solid Waste Removal - The Incline Village General Improvement District, by letter dated February 13, 1979, indicates that the District will serve the project with water and sewer service and solid waste removal "contingent upon existing and future water rights and actions brought against the District contesting those rights."

Fire Protection - The North Lake Tahoe Fire Protection District has indicated that the proposed project is within its district and fire protection will be provided by the District.

Electrical Supply - Sierra Pacific Power Company, by letter dated April 27, 1979, indicates that the capacity of the electric energy supply system outside the Lake Tahoe Basin and the transmission lines that supply energy to North Lake Tahoe are adequate to serve the electric load requirements of the subject project. The power company further states that "the reliability of the existing transmission system supplying North Tahoe does not meet accepted industry standards. Failure of any one of the transmission lines will result in a major interruption of service to customers. The magnitude and duration will be dependent upon loading conditions existing at the time and upon severity of the outage."

Natural Gas Supply - The Southwest Gas Company, by letter dated April 27, 1979, indicates that natural gas may be made available to the subject project providing arrangements can be made in accordance with the power company's rules and regulations on file with the Public Service Commission of Nevada, and which are subject to change.

Compatibility With Surrounding Uses

The proposed use of the subject property for 90 condominium units and a 60 room hotel facility is generally consistent with surrounding existing and potential uses. The subject parcel is bordered on the west by the subregional Incline shopping center; on the north by a 93 unit, interval ownership project known as Club Tahoe; and on the south and east by developed and undeveloped commercial and high density residential properties.

Compatibility With TRPA General Plan

The proposed project generally conforms to all the standards and regulations set forth in the Agency's General Plan and implementing ordinances. However, Agency staff does have some concern with the applicant's proposal to maintain the 37 employee housing units for a maximum period of only four years or until the project is completed. Even though the employees will be given first option to purchase the units at the end of the four year period, there are no guarantees that the lower-paid employees will be able to afford to purchase.

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Third Creek Inn and Condominiums
Page Four

Traffic - Applicant's Assessment

The applicant's traffic consultant, H. Ross Ainsworth, P.E. of Summit Engineering, Reno, Nevada, estimates that the 190 condominium units will generate 1,520 new vehicle trips per day and the 60 room hotel 610 vehicle trips per day, for a total of 2,130 new vehicle trips per day. The following table illustrates the phasing of the project and associated traffic generation:

<table>
<thead>
<tr>
<th>Phase/Yr.</th>
<th>No. of Units</th>
<th>Daily Traffic</th>
<th>Peak Hour Traffic</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 1980</td>
<td>71 condos.</td>
<td>570</td>
<td>57</td>
</tr>
</tbody>
</table>
| 2 1981    | 54 condos.  
|           | 60 hotel rooms    | 430           | 43                |
| 3 1982    | 65 condos.         | 610           | 52                |
| Totals:   |                    | 520           | 213               |

The consultant assessed the additional traffic generated from the project against a projection for 1979 traffic volumes developed by increasing recorded 1978 levels by 9%. The consultant contends that if a built-in growth factor were used to assess the various phases of the project against projections for 1981 and 1982 traffic volumes it would unfairly penalize the project since such a built-in growth factor presupposes additional development in Incline Village between 1979 and 1982.

Assessing the traffic generated by the project against his projections for 1979 traffic volumes, the consultant concludes, based on his estimation that the project will generate only 30 additional vehicle trips per day on the critical section of State Route 28 between Incline Village and Crystal Bay, that "clearly the Third Creek project will have no significant impact upon this critical portion of State Route 28."

The consultant also assessed the traffic generated from the project at three major intersections in Incline Village: the easterly and westerly intersections of Northwood Boulevard and Tahoe Boulevard and the intersection of Tahoe Boulevard and Village Boulevard. Again, assessing these impacts against his projections for 1979 traffic volumes, the consultant concludes that the one impact that can be solely attributed to the Third Creek project is the need for traffic signals at the easterly intersection of Tahoe Boulevard and Northwood Boulevard but only upon the completion of phase two in 1981. However, the consultant does indicate that their investigation of the Incline Village area "does point out the need for public agency action to begin the process to upgrade Tahoe Boulevard to a fully developed four-lane arterial."

Traffic - Position of the Nevada Highway Department

In the letter dated May 3, 1979 (see attachment #4), Joseph A. Souza, State Highway Engineer, states that "although we can disagree with some of the impacts used for calculations, the methodology used by the consultant is appropriate and we agree with the conclusions that
this individual project will not significantly impact the street and highway system." Mr. Souza concludes his letter by stating: "Our charge is to serve the transportation needs of the public, and this submittal is not intended to indicate our support for either approval or denial of the project. We basically agree with the analysis of the consultant that traffic is presently at an acceptable "Level C" through Incline, but that improvements for the entire length of SR 28 are necessary if current trends of traffic growth continue."

The approval of this project, proposing 190 condominium units and 60 hotel rooms, will certainly continue if not accelerate the growth trends in Incline, but there are no plans presently to improve the entire length of State Route 28, especially along the critical section between Incline and Crystal Bay where the physical limitations to increasing capacity are severe.

Traffic - Agency Staff Analysis

Agency staff believes that the consultant has failed to properly assess or identify the severity of the traffic impacts resulting from the subject project for the following reasons: 1) the consultant assessed the traffic impacts solely against a projection of 1979 traffic volumes which was developed by increasing recorded 1978 volumes by 9% when, in fact, recorded traffic volumes between 1977 and 1978 increased by as much as 52% (see attachment #3 prepared by the Nevada Highway Department), and a related 92% increase in building activity in Incline Village in 1978 supports a projection that traffic volumes will increase another 25 to 30% in 1979; and 2) the consultant assessed the traffic impacts against his conservative projection of 1979 traffic volumes when, in fact, the project is not planned to be completed until 1982.

As illustrated on Graph "B" on the following page, the traffic volumes recorded on the major roadways in Incline increased from 25 to 52% between 1977 and 1978, primarily due to a substantial increase in the total number of building permits issued in Incline (Graph "A") from 158 in 1976 to 398 in 1977. The fact that the total number of building permits issued in Incline increased again from 398 in 1977 to 766 in 1978 supports the projection, as shown on Graph "B", that the traffic volumes in 1979 will be 25 to 30% higher than the volumes recorded in 1978.

Agency staff believes that if the consultant had assessed the additional traffic generated from the subject project against realistic projections for 1982 traffic volumes based on 1) the substantial increases in building activity between 1976 and 1978 and related increases in traffic volumes and 2) consideration of the 665 single family dwelling units approved in Incline by the TRPA since January, 1978, the resulting impacts would be significantly greater. It is important to consider these 665 units approved by the Agency because they will be units constructed in addition to the continual buildout of existing single family lots in Incline. For example, where the consultant assessed traffic impacts based on projected 1979 traffic volumes of 15,400 ADT on State Route 28 in the core of Incline and 19,900 ADT on the critical section of State Route 28, a realistic 1982 projection would be 34,000 ADT in the core on State Route 28 and 28,200 ADT on the critical section of State Route 28. The 1982 projection is based on a 25% annual increase in traffic volumes in the core and a 12% annual increase on the critical section. In comparison to the 52% increase in traffic volumes in the core and the 19% increase on the critical section between 1977 and 1978, these projections are not unrealistic.
The 1982 projection of 28,200 ADT on the critical section of State Route 28 becomes extremely significant when considering the determination of the Nevada Highway Department in a letter dated May 3, 1979, signed by Joseph A. Souza, State Highway Engineer, that "under existing conditions we estimate the maximum obtainable volumes on this section (SR 28 between Stateline and Incline) to be 22,000 - 23,000 vehicles a day, and this would require over half of the hourly volumes to be in the range of what we consider as 'practical' capacity (Level E) of 1,400 vehicles. Service Level E is defined in the Highway Capacity Manual as 'severe congestion with some standing queues on critical approaches. Blockage of intersections may occur if traffic signals do not provide for protected turning movements. Unstable flow at roadway capacity. Operating speeds 30 - 25 mph or less.'"
Air Quality

The applicant's air quality consultants, Summit Engineering and Mr. Randy Bowling, estimate that as an upper limit maximum emissions from the increased traffic resulting from the subject project will be .30 tons per day of carbon monoxide, .03 tons per day of total hydrocarbons and less than .01 ton per day of nitrogen oxides. The consultants estimate that the emissions from the increased traffic represent an increase of approximately 4 percent in emissions in the Incline Village area.

Please see attachment #5, a short letter from George Thiel, Environmental Specialist, for the position of the Nevada Division of Environmental Protection with regard to this project.

Approvals

On April 24, 1979, the Washoe County Commissioners issued a special use permit for Major Project Review to Third Creek Land Company to construct the subject project which at that time proposed 195 condominium units instead of the 190 now proposed. The issuance of the special use permit was subject to 44 conditions (see attachment #6). On May 8, 1979, the Washoe County Commissioners approved the tentative map for Third Creek Condominiums and Inn as an emergency item subject to the same 44 conditions. The tentative map approval was for 195 condominium units in addition to the 60 room hotel and related recreation facilities.

Due to land coverage problems and a larger SEZ designation, the project was redesigned after approval by Washoe County, resulting in a decrease in the number of condominium units proposed - from 195 to 190. However, Bryan McIntyre, Planner III for the Regional Planning Commission of Reno, Sparks and Washoe County (RPC), indicated in a letter dated June 8, 1979, that the RPC staff had reviewed the revised plan and felt the adjustments made resulted in a better plan. Therefore, the RPC staff did not feel that the revised plan would require a review before the full Regional Planning Commission.
TO: The TRPA Governing Board

FROM: The Agency Staff

SUBJECT: Tahoe Keys General Plan Amendment

DATE: July 16, 1979

At the June Governing Board meeting, the Board directed that the above request for reclassification for the land capability level of the Tahoe Keys be rescheduled for the August Governing Board meeting, and that staff attempt to meet with members of the original Forest Service Planning Team to discuss such reclassification. A meeting is scheduled to take place on July 18 and 19 with Dr. Robert Bailey of that planning team. Based upon the possibility of resolution of the critical issues at that meeting, the Tahoe Keys Property Owners Association has requested that the item be placed on the July agenda, instead of August.

Staff is not optimistic about resolving all the issues with that one meeting, since the timing will not allow any further analysis or research prior to the July Governing Board meeting. In the event that more progress is made than we now anticipate, however, the item is noticed and action could be taken.

The property owners have indicated that if sufficient progress is not made at the Bailey meeting, the request for consideration in July will be dropped.
MEMORANDUM

DATE: July 16, 1979

TO: The TRPA Governing Board

FROM: The Agency Staff

SUBJECT: Air Quality Plan

On April 26, 1979, the TRPA Governing Board approved the Nonattainment Air Quality Plan, with modifications, for purposes of transmittal to the Nevada Environmental Commission. That transmittal was accompanied by a Governing Board resolution declaring the intent of TRPA to follow-up the transmittal with the formal adoption of the document and its implementation measures as an element of the TRPA Regional Plan; a process which will require additional formal public hearings and the adoption of an appropriate ordinance.

To complete the adoption process necessary to integrate the document into the adopted TRPA Regional Plan would require a minimum of three months time. In addition to the time demands, the document itself would have to be printed in sufficient number to provide copies for all the APC and Board members, plus other interested parties. Since the document is over 400 pages in length, the printing of sufficient copies to afford adequate distribution is a significant expense.

Staff Recommendation

The current uncertainty surrounding the TRPA and the staffing reduction on the immediate horizon suggest that the Agency will be unable to follow through in implementation of any major new policies (such as the indirect source review). For these reasons and because of the expense and manpower resources required to complete the adoption and implementation process, staff recommends that the TRPA suspend any further consideration of the Air Quality plan or its implementation measures until such time as a decision is made by the two States to bring the Agency up to a full level of staffing and program activity.
TAHOE REGIONAL PLANNING AGENCY

MEMORANDUM

DATE: June 19, 1979

TO: TRPA Governing Body

FROM: Agency Staff

SUBJECT: Staff Report on Bikeways

The draft Air Quality Nonattainment Plan identifies the development of bikeway facilities as an element. The Nonattainment Plan identifies the need for local actions which would increase the utilization of pedestrian facilities and bikeways. The TRPA staff is coordinating a basinwide facility. Staff participation with local governments has been limited to research, liaison activities and staff support of local efforts to develop programs for bikeways.

During the spring, summer and fall months when peak auto travel occurs in the Basin and with the escalating price of gasoline, bicycles become an attractive alternative for many trips. The bicycle serves not only as a recreation activity, but also serves as a primary transportation mode for a portion of the population, resident and tourist alike.

In order to encourage increased bicycle travel in the region, three types of bicycle facility improvements are proposed. First, it is proposed to initiate a low capital program to eliminate physical barriers to bicycle travel. An example of this could be small ramps or curb cuts to enable a cyclist to mount a curb. Second, it is proposed to develop a continuous system of bicycle paths and lanes. The system would enable the cyclist to travel throughout the basin with a minimum number of conflicts with other modes of travel. Third, bicycle support facilities are necessary including security storage and lockup, bicycle camps for touring groups, mapping, bike racks on buses and similar incentives to encourage increased bicycling activities.

Bicycle paths and lanes are proposed to provide access around the lake when completed, in addition to local systems which would provide increased access within areas of concentrated development. The bicycle path system of the local agencies are incorporated into the overall system. The entire system is designed to interconnect with other transportation modes such as water borne transit, transit systems, pedestrian facilities and terminal systems. It will also serve major destinations such as recreational areas, employment centers, schools and commercial centers.

Presently, bikeway facilities are being constructed in California with plans to construct approximately 108 miles of bikeways. The total length will increase as other recreational demands are identified and route locations are identified.
Staff has been concentrating on assisting local governments in developing bikeways in Nevada where no facilities exist at this time. The response, interest and involvement of the Nevada counties has been exceptional.

Washoe County approved $400,000 at the June 12, 1979 Board of Commissioners meeting for construction of the bikeway facilities in the Basin. The County has, in addition, made application to the State of Nevada for 50% matching funds. Construction is expected to begin in the fall of 1979.

Douglas County is presently reviewing their budget for the new fiscal year and at this time they are not certain that the County can provide funding because of the physical restraints placed on the County by the new tax structure. The County is also considering the use of private contributions such as service clubs, etc.

Agency staff is coordinating with the State of Nevada Department of Highways in developing the bikeway facilities along Highway 28 in Carson City. Highway 28 presents problems in corridor selection as the terrain and geography limit the location of the bikeway to Highway 28 in major sections of the Highway.

The concerns of both Washoe County and Douglas County is to develop the core area of the population first, to provide service to local schools and employment centers. The second phase of planning would connect the Nevada counties to a basinwide system with alignment of corridors at both state lines.
PROPOSED BICYCLE TRAILS
Douglas County
MEMORANDUM

DATE: 7/17/79

TO: TRPA Governing Board

FROM: Agency Staff

SUBJECT: Financial Statement, June 30, 1979

You will find enclosed the financial statement covering the entire 1978/79 fiscal year. Pending the annual audit this month, the final statement depicts a healthy financial condition commencing the new fiscal year. The beginning fund balance for FY 79/80 is in fact over $18,000 above budgeted, thanks in most part to the State of Nevada's generous contribution of $50,000 last year.

Staff shall be prepared to answer any related questions at the meeting this month.
## Statement of Revenue & Expenses from July 1, 1978 Thru June 30, 1979

Percentage of Fiscal Year Completed: 100%

<table>
<thead>
<tr>
<th></th>
<th>Budgeted Revenue &amp; Expenses</th>
<th>Actual Revenue &amp; Expenses Thru 6/30/79</th>
<th>Actual In Proportion To Budgeted</th>
<th>Actual (Over)/Under Budgeted</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUE:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State of California</td>
<td>$75,000</td>
<td>$37,500</td>
<td>50 %</td>
<td>$37,500</td>
</tr>
<tr>
<td>State of Nevada</td>
<td>37,500</td>
<td>50,000</td>
<td>133 %</td>
<td>(12,500)</td>
</tr>
<tr>
<td>Carson City</td>
<td>1,010*</td>
<td>1,010</td>
<td>100 %</td>
<td>-0-</td>
</tr>
<tr>
<td>Douglas County</td>
<td>25,470</td>
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<td>100 %</td>
<td>-0-</td>
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<tr>
<td>El Dorado County</td>
<td>62,505</td>
<td>62,505</td>
<td>100 %</td>
<td>-0-</td>
</tr>
<tr>
<td>Placer County</td>
<td>38,024</td>
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</tr>
<tr>
<td>Washoe County</td>
<td>23,994</td>
<td>23,994</td>
<td>100 %</td>
<td>-0-</td>
</tr>
<tr>
<td>Filing Fee Income</td>
<td>25,000</td>
<td>30,910</td>
<td>124 %</td>
<td>(5,910)</td>
</tr>
<tr>
<td>Air Quality Grant</td>
<td>11,000</td>
<td>11,000</td>
<td>100 %</td>
<td>-0-</td>
</tr>
<tr>
<td>Investment Income</td>
<td>7,000</td>
<td>5,993</td>
<td>86 %</td>
<td>1,007</td>
</tr>
<tr>
<td>Sales/Printed Matter</td>
<td>1,200</td>
<td>2,306</td>
<td>192 %</td>
<td>(1,106)</td>
</tr>
<tr>
<td>Miscellaneous Income</td>
<td>-</td>
<td>430</td>
<td>-</td>
<td>(430)</td>
</tr>
<tr>
<td>Fund Balance 7/1/78</td>
<td>65,605</td>
<td>65,605</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>H.U.D.</td>
<td>70,346</td>
<td>70,346</td>
<td>100 %</td>
<td>-0-</td>
</tr>
<tr>
<td>C.E.T.A.</td>
<td>39,036</td>
<td>33,149</td>
<td>95 %</td>
<td>5,887</td>
</tr>
<tr>
<td><strong>TOTAL REVENUE</strong></td>
<td><strong>$482,690</strong></td>
<td><strong>$458,242</strong></td>
<td><strong>95 %</strong></td>
<td><strong>$24,448</strong></td>
</tr>
</tbody>
</table>

|                |                             |                                        |                                 |                              |
| **EXPENSES:**  |                             |                                        |                                 |                              |
| Staff Salaries | $221,451                    | $195,732                               | 88 %                            | $25,719                      |
| Employee Benefits | 27,621                   | 25,625                                 | 93 %                            | 1,996                        |
| Legal Notices  | 2,000                       | 1,367                                  | 68 %                            | 633                          |
| Repairs/Maintenance | 1,260                  | 989                                    | 78 %                            | 271                          |
| Office Supplies | 4,500                       | 4,203                                  | 95 %                            | 207                          |
| Publications   | 34                          | 83                                     | 244 %                           | (49)                         |
| Communications | 9,500                       | 7,227                                  | 76 %                            | 2,273                        |
| Postage        | 4,000                       | 2,933                                  | 73 %                            | 1,067                        |
| Travel Expenses | 5,000                       | 603                                    | 20 %                            | 2,397                        |
| Auto Maintenance | 2,000                    | 2,521                                  | 126 %                           | (521)                        |
| Insurance      | 4,440                       | 4,287                                  | 97 %                            | 153                          |
| Building Expenses | 50,000                    | 49,205                                 | 98 %                            | 795                          |
| Office Equipment Rent | 5,205                    | 5,522                                  | 106 %                           | (317)                        |
| Auditing Services | 2,900                    | 2,900                                  | 100 %                           | -0-                          |
| Reproduction/Printing | 3,000                   | 2,682                                  | 89 %                            | 318                          |
| Equipment Purchases | 2,100                    | 1,256                                  | 60 %                            | 844                          |
| Contractual Labor | 1,854                      | 1,854                                  | 100 %                           | -0-                          |
| Legal Services | 70,000                      | 66,178                                 | 95 %                            | 3,822                        |
| Inspection Fees | 725                         | 725                                    | 100 %                           | -0-                          |
| Miscellaneous Expenses | 54                        | 79                                     | 146 %                           | (25)                         |
| Consulting Services | 1,000                    | 1,241                                  | 124 %                           | (241)                        |
| **TOTAL EXPENSES** | **$416,644**         | **$377,302**                           | **91 %**                        | **$39,342**                  |

**FUND BALANCE 6/30/79** $66,046

**FUND BALANCE 6/30/79** $80,940

*Carson City contributed $1,003 over and above TRPA's requested allocation of $7.*
TAHOE REGIONAL PLANNING AGENCY

ALL PROGRAMS BUDGETED FOR FISCAL YEAR 1978/79

CONDITION OF FUND BALANCE ON 6/30/79.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash On Hand</td>
<td>$ 7,494</td>
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<tr>
<td>Savings, Investments</td>
<td>$ 88,250</td>
</tr>
<tr>
<td>Accounts Receivable</td>
<td>$ 13,011</td>
</tr>
<tr>
<td>Less: Accounts Payable</td>
<td>(27,815 )</td>
</tr>
<tr>
<td><strong>TOTAL FUND BALANCE</strong></td>
<td><strong>$ 80,940</strong></td>
</tr>
</tbody>
</table>
MEMORANDUM

TO: The TRPA Governing Board

FROM: The Agency Staff

SUBJECT: Field Enforcement Report

DATE: July 18, 1979

At the request of the Governing Board, Agency staff will present a field enforcement report on a monthly basis beginning at the July meeting. The Governing Board request for a field enforcement report also included a status report on the Boatworks Marina in Placer County. This memo will serve as a report on both requests.

Boatworks Marina Status

The Boatworks Marina project was reviewed at the April 26, 1979 Governing Board meeting as a modification of condition of prior approval. The applicant requested the retention of an existing 5867 square feet fill area which was required to be removed by October 15, 1977, as a condition of approval of the renovation of the 2.9 acre marina facility. The applicant further requested that an additional fill area of 10,395 square feet be authorized in order to facilitate the construction of a boat storage area, and a bikeway and landscaped area adjacent to Lake Tahoe. The Governing Board modified the previous approval to allow until October 15, 1979 for removal of the existing steel bulkhead and fill area and further determined that the proposed fill area would require a new application under the Agency's Shorezone Ordinance. The applicant was, therefore, directed to prepare a new application for the proposed fill area and submit the application for review by the Shorezone Hearing Officer.

Agency staff received an application for the new fill area as well as retention of the existing fill area on April 30, 1979. The application is scheduled to be heard by the Shorezone Hearing Officer on July 24, 1979. The Lahontan Regional Water Quality Control Board denied the application on July 12, 1979, citing a policy that prohibits fill in Lake Tahoe. Based on the findings of the Lahontan Board and other considerations, Agency staff has recommended denial of the proposed fill area. If the Shorezone Hearing Officer accepts staff's recommendations, the existing fill area would be required to be removed by October 15, 1979.

Agency staff has inspected the project site and found that the unauthorized fill material placed lakeward of the high water line from the existing steel bulkhead has been removed. There is, therefore, no immediate threat of waste discharge to Lake Tahoe as a result of the project.
Field Enforcement Report

The Agency's prime objective in its field enforcement program is to obtain compliance with all of the ordinances. This can be accomplished at several levels. The preferred level is through the actions of the local county building departments, especially since they have firsthand knowledge of all proposed construction within their respective districts and can, therefore, seek prevention and/or immediate correction of any violation. Another less desirable method is through spot checking construction sites for compliance with the ordinances. The Agency has sought to improve communication and coordination of enforcement matters with the local jurisdictions through periodic meetings with local authorities.

There are approximately 350 alleged violations investigated by Agency staff per year. An estimated 15% are rejected as not representing violations; 75% are brought into compliance by Agency review process or voluntarily through close coordination with the responsible party and permit-issuing authority; less than 5% are violations which are irreversible and are pursued as criminal misdemeanors; the remainder fall into a category of violations which cause continuing harm which may be pursued by civil lawsuit.

The Agency has temporarily been unable to pursue civil lawsuits due to budget constraints. Because of present budgetary constraints, the Agency's full time field investigator will not be replaced following Vern Smith's resignation effective July 31, 1979. It is proposed that the field enforcement program rely increasingly upon the activities of local building departments to ensure compliance with the Agency's ordinances. In addition, Agency staff responsible for review of Type B applications will be assigned the responsibility to follow through during construction to ensure compliance with the Agency's ordinances and conditions of approval.

Summary of Field Activities: June, 1979

| Construction Sites Visited: | 91 |
| Construction Sites in Compliance (1st Inspection): | 21 |
| Construction Sites Brought to Compliance (Return Inspection): | 24 |
| Stop Work Orders Issued (Includes Local Actions): | 10 |

Summary of Significant Field Enforcement Actions

As the field enforcement reports indicate, only a small portion of the projects routinely visited are in full compliance with the Agency's ordinances upon the first inspection. Upon additional contact, however, a near majority of the sites are brought into conformance with the requirements of the ordinances or conditions of approval. For those sites not in compliance with the ordinance, return inspections are scheduled in order to achieve compliance with the ordinances through continuing cooperative efforts between the Agency, local building departments and the responsible party. For those sites which pose an eminent threat to the environment or for which irreparable damage has taken place, a Stop Work Order is issued by the local government authority or the Agency.
The TRPA Governing Board  
RE: Field Enforcement Report  
Page three

The following actions involving specific actions taken by the Agency summarize the most significant field enforcement problems during the month of June.

Fritz Parcel Map - The Agency found that a subdivision map had been recorded in Douglas County without the required Agency approval. The parcel map as recorded allowed land coverage in excess of that allowed by the Agency's Land Use Ordinance. Two building permits had been issued on the subject parcels. The Agency has requested that Douglas County post Stop Work Orders on the subject building permits and that the project be submitted for review by the Agency as a tentative map as required by the Subdivision Ordinance.

Cave Rock Villas - The Agency's field investigator found that the 24 unit condominium project approved by the Agency was constructed with coverages greater than those allowed under the conditions of approval. Douglas County issued a Stop Work Order on that portion of the project which was not in compliance with the Agency's approval and the construction drawings.

South Shore Marina - On July 9, 1979 Agency staff placed a Stop Work Order on work discovered in progress at this marina. The City of South Lake Tahoe had issued a permit without TRPA review to construct a travel hoist and replace and relocate 56 boat slips which was in violation of the Shorezone Ordinance. On July 12 staff removed the Stop Work Order for the following reasons:

1. Although the subject work required TRPA review, the City of South Lake Tahoe issued a permit which legally could not be issued until the TRPA reviewed or waived review of the proposed project. It is the applicant's contention he commenced construction based on this permit and committed his resources to the construction of the facilities and the two week delay would cause undue hardship during the summer season.

2. Staff's analysis of the applicant's proposal indicates there would be no substantial expansion of the marina facilities and this work would be conforming under the Shorezone Ordinance.

3. The applicant submitted this application for the work in question.

4. The applicant has agreed to work with staff to resolve the nonconforming use status of the marina, the land coverage problems, the parking problems, and other problems associated with this facility.

Village Highlands, Skylake and Commercial Center - Agency staff requested that Stop Work Orders be posted by Washoe County on all three projects being constructed by the same party. A complete lack of vegetation fencing, erosion controls and site clean up work were evidenced despite staff's efforts to gain compliance. The Washoe County Building Department has indicated that Stop Work Orders would be posted, but to date no action has been taken.

7-18-79
GDII Development - In November of 1978 staff issued an administrative permit for additional land coverage for a driveway for four single family units to be constructed in Douglas County. The applicant never picked up his approval letter or acknowledged the conditions. In the spring Douglas County issued the applicant a building permit which was in conflict with the condition that the proposed driveway with all improvements must be completed prior to any construction on the residences. It has been agreed by TRPA staff, Douglas County and the applicant that the improvements will be completed prior to an occupancy permit.

Hiller Pier and Boat Ramp - The applicant's pier and ramp in Tahoma was not constructed as per the TRPA approved plans. A letter was sent to the applicant and his contractor listing the violations, such as two boat hoists, rock cribbing, pier exceeding the elevation of 6219, and a change in design of the boat ramp. This letter asked for a meeting prior to further enforcement action and notified the applicant a Stop Work Order was issued on the uncompleted boat ramp.

Lakeside Terrace Condominiums - In preparation to construct a multiple use pier, the contractor graded the beach area below highwater and stacked rock taken from the Lake on the embankment. Since this was done in an area designated as prime fish habitat and in violation of the Shorezone Ordinance, Agency staff requested Washoe County place a Stop Work Order on the project. A meeting between the applicant, TRPA, Corps of Engineers and Nevada State Lands has been scheduled for July 20, 1979 to resolve the problem.
TAHOE REGIONAL PLANNING AGENCY

MEMORANDUM

DATE: July 16, 1979

TO: The TRPA Governing Board

FROM: The Staff

SUBJECT: July, 1979 Governing Body Agenda - Ordinances

Following is a brief description of the ordinances listed for first or second reading on this month's agenda:

**Item A**

Edgeking Venture Property in Douglas County - The reclassification of 78 acres from General Forest to Conservation Reserve. The applicant has indicated that it is his intent to submit a specific plan for 4 to 6 units to be clustered in the better capability area of the property as close to public facilities as possible. The first reading of the ordinance was approved at the regular June meeting.

**Item B**

Douglas County SID No. 1 - The reclassification of this 40 acre parcel owned by the Sewer Improvement District into Public Service will bring the existing plant facilities into conformance. The first reading of the ordinance was approved at the June meeting.

**Item C**

Ancel Casentini Property in Douglas County - The reclassification of this 2.26 acre parcel from General Commercial to Medium Density Residential. The applicant has indicated his intent to process a 12 unit condominium on the parcel. The first reading of the ordinance was approved at the regular June meeting.

**Item D**

Rene Are Property in Douglas County - One-half acre located north of and adjacent to Palasade Road, reclassifying the property from Low Density Residential to Medium Density Residential. The applicant proposes to build 4 apartment units on the parcel. The General Plan Amendment was approved at the regular June meeting.
Item E

Fallen Leaf Lodge - This 76.9 acre reclassification to Conservation Reserve was approved at the June Governing Board meeting. The applicant has indicated an intent to prepare a specific plan which will not increase the intensity of use beyond that which currently exists on the site. The specific plan will be subject to Agency approval. The site is proposed to be upgraded and redesigned in order to accommodate usage during a longer season than at present. The applicant has represented that a longer season of use is necessary in order to meet financial obligations imposed by the construction of a sewage collection line to the Fallen Leaf area. The intensity of usage of the site is limited by water and sewer capacity limitations, land capability and access to the site.

Item F

Indirect Source Review Ordinance - This ordinance amendment has been proposed as a result of the Non-Attainment Air Quality Plan. A policy discussion on the adoption of the Non-Attainment Air Quality Plan and related items such as the Indirect Source Review Ordinance is included as a separate agenda item.

Item G

Modifications to Sign Ordinance - The Governing Board directed staff to prepare modifications to the Sign Ordinance at the June Governing Board meeting. The proposed modifications would permit political signs and define height limitations within each land use district.

Item H

Amendment to Section 9.23 of the Land Use Ordinance Allowing Grandfathered Coverages to Condominium Units - The Governing Board directed staff to prepare an amendment to Section 9.23 of the Land Use Ordinance at the June meeting. The proposed amendment would allow the increased coverage limitations to be applied to apartments, condominiums and condominium conversions.
TAHOE REGIONAL PLANNING AGENCY
ORDINANCE NO. 79-

AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE REGIONAL PLAN
OF THE TAHOE REGIONAL PLANNING AGENCY BY AMENDING EXHIBIT "A"
TO ORDINANCE NO. 22, BY ADDING PARAGRAPH 85 THERETO, TO CHANGE
THE LAND USE DISTRICT APPLICABLE TO CERTAIN REAL PROPERTY

The Governing Body of the Tahoe Regional Planning Agency does ordain
as follows:

Section 1.00 Findings

The Governing Body of the Tahoe Regional Planning Agency finds that the
following amendment to the land use element of the Regional Plan is in
accordance with the provisions and purposes of the Tahoe Regional Planning
Compact, and that all required notices have been given and public hearings
held as required by Article V of said Compact.

Section 2.00 Change in Land Use District

Exhibit "A" to Ordinance No. 22 of the Tahoe Regional Planning Agency, as
amended, is hereby amended by adding thereto new paragraph 85 to accomplish
a change in the applicable land use district, which paragraph shall read as
follows:

"85. Property known as Edgeking Venture, comprising 78.9 acres, more or less, and
further described as the west 1/2 of the northwest 1/4 of Section 30, T13N,
R19E, MDB&H, Douglas County, Nevada, excepting therefrom the following
described parcel: Beginning at a point where the north line of said Section 30
intersects the westerly line of Lot 13, Block 8 of Kingsbury Estates Unit No. 2
as shown on the official map thereof contained within the records of Douglas
County, Nevada; said point being located at a distance of 1177.69 feet on a bearing
of South 89 degrees 59 minutes 10 seconds East from the northwest corner of
said Section 30; thence continuing along the north line of Section 30 South
89 degrees 59 minutes 10 seconds East a distance of 142 feet, more or less, to the
northeast corner of the northwest 1/4 of the northwest 1/4 of said Section 30;
thence southerly along the east line of the northwest 1/4 of the northwest 1/4 of
said Section 30 a distance of 405 feet, more or less, to a point on the southline of
Lot 11, Block 8 of Kingsbury Estates Unit No. 2; thence South 72 degrees 02
minutes 00 seconds West along the south line of Lot 11 a distance of 72 feet, more
or less; thence North 10 degrees 33 minutes 00 seconds West along the west line
of Lots 11 and 12, Block 8 of Kingsbury Estates Unit No. 2 a distance of 328.00
feet; thence North 03 degrees 21 minutes 00 seconds West along the west line of
Lot 13, Block 8 of Kingsbury Estates Unit No. 2 a distance of 107.85 feet to the
Point of Beginning. The above-described parcel consists of portions of Lots 11,
12, 13, Block 8 of Kingsbury Estates Unit No. 2 and contains 1.1 acres, more or
less. The subject 78.9 acres are reclassified from General Forest to Conservation
Reserve,"

...
Section 3.00 Severability

If any part or provision of this ordinance, or the application thereof to any person, thing or circumstance, is held invalid by a court of competent jurisdiction, such invalidity shall not affect the parts, provisions or applications that can be given effect without the invalid part, provision or application, and to this end the parts and provisions hereof are severable.

Section 4.00 Effective Date

This ordinance shall be effective immediately upon its adoption.

FIRST READING: June 28, 1979

SECOND READING:

PASSED and ADOPTED by the Governing Body of the Tahoe Regional Planning Agency at its regular meeting held , 1979, by the following vote:

Ayes:

Nays:

Abstain:

Absent:

______________________________
Chaiman
TAHOE REGIONAL PLANNING AGENCY
ORDINANCE NO. 79-

AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE REGIONAL PLAN
OF THE TAHOE REGIONAL PLANNING AGENCY BY AMENDING EXHIBIT "A"
TO ORDINANCE NO. 22, BY ADDING PARAGRAPH 86 THERETO, TO CHANGE
THE LAND USE DISTRICT APPLICABLE TO CERTAIN REAL PROPERTY

The Governing Body of the Tahoe Regional Planning Agency does ordain
as follows:

Section 1.00 Findings

The Governing Body of the Tahoe Regional Planning Agency finds that the
following amendment to the land use element of the Regional Plan is in
accordance with the provisions and purposes of the Tahoe Regional Planning
Compact, and that all required notices have been given and public hearings
held as required by Article V of said Compact.

Section 2.00 Change In Land Use District

Exhibit "A" to Ordinance No. 22 of the Tahoe Regional Planning Agency, as
amended, is hereby amended by adding thereto new paragraph 86 to accomplish
a change in the applicable land use district, which paragraph shall read as
follows:

"86. Property comprising 40 acres owned by the Douglas County Sewer Improvement
District No. 1 and described as the Northeast 1/4 of the Northwest 1/4 of Section
23, T13N, R18E, Douglas County, Nevada is reclassified from Conservation Reserve
to Public Service with the limitation on land coverage to be as provided in Section
6.20 of Ordinance No. 4, the Land Use Ordinance."

Section 3.00 Severability

If any part or provision of this ordinance, or the application thereof to any
person, thing or circumstance, is held invalid by a court of competent
jurisdiction, such invalidity shall not affect the parts, provisions or
application, and to this end the parts and provisions hereof are severable.

Section 4.00 Effective Date

This ordinance shall be effective immediately upon its adoption.

FIRST READING: June 28, 1979

SECOND READING:

PASSED and ADOPTED by the Governing Body of the Tahoe Regional Planning
Agency at its regular meeting held

Ayes:

Nays:

Abstain:

Absent:

Chairman
TAHOE REGIONAL PLANNING AGENCY
ORDINANCE NO. 79-

AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE REGIONAL PLAN OF THE TAHOE REGIONAL PLANNING AGENCY BY AMENDING EXHIBIT "A" TO ORDINANCE NO. 22, BY ADDING PARAGRAPH 84 THERETO, TO CHANGE THE LAND USE DISTRICT APPLICABLE TO CERTAIN REAL PROPERTY

The Governing Body of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00  Findings

The Governing Body of the Tahoe Regional Planning Agency finds that the following amendment to the land use element of the Regional Plan is in accordance with the provisions and purposes of the Tahoe Regional Planning Compact, and that all required notices have been given and public hearings held as required by Article V of said Compact.

Section 2.00  Change In Land Use District

Exhibit "A" to Ordinance No. 22 of the Tahoe Regional Planning Agency, as amended, is hereby amended by adding thereto new paragraph 84 to accomplish a change in the applicable land use district, which paragraph shall read as follows:

"84. A piece or parcel of land situate in Douglas County, State of Nevada, and being all that portion of the west 1/2 of the west 1/2 of the west 1/2 of the southwest 1/4 of the southwest 1/4 of Section 24, T13N, R18E, MDB&M, that lies northerly and westerly of the present Kingsbury Road, more particularly described by metes and bounds as follows, to wit: Beginning at a point on the centerline of the present Kingsbury Road, said point being described as bearing North 00 degrees, 07 minutes West, a distance of 225.00 feet from the southwest corner of Section 24, T13N, R18E, MDB&M; thence North 00 degrees 07 minutes West, a distance of 1,085.68 feet to the northwest corner of the southwest 1/4 of the southwest 1/4 of said Section 24; thence South 89 degrees 55 minutes 13 seconds East, along the sixteenth line, a distance of 165.41 feet to a point; thence South 00 degrees 06 minutes 13 seconds East, a distance of 412.64 feet to a point on the centerline of the aforementioned Kingsbury Road; thence South 82 degrees 34 minutes West along said centerline, a distance of 14.50 feet to a point; thence South 10 degrees 45 minutes West, along said centerline, a distance of 403.00 feet to a point; thence South 15 degrees 08 minutes 08 seconds West, a distance of 284.89 feet to a point; said piece or parcel containing an area of 2.837 acres, more or less, is classified Medium Density Residential, and the limitation on land coverage shall be as provided in Section 6.20 of Ordinance No. 4, the Land Use Ordinance."
Section 3.00  Severability

If any part or provision of this ordinance, or the application thereof to any person, thing or circumstance, is held invalid by a court of competent jurisdiction, such invalidity shall not affect the parts, provisions or applications that can be given effect without the invalid part, provision or application, and to this end the parts and provisions hereof are severable.

Section 4.00  Effective Date

This ordinance shall be effective immediately upon its adoption.

FIRST READING:  April 4, 1979

SECOND READING:

PASSED and ADOPTED by the Governing Body of the Tahoe Regional Planning Agency at its regular meeting held __________________ by the following vote:

Ayes:

Nays:

Abstain:

Absent: __________________

Chairman
TAHOE REGIONAL PLANNING AGENCY
ORDINANCE NO. 79-

AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE REGIONAL PLAN OF THE TAHOE REGIONAL PLANNING AGENCY BY AMENDING EXHIBIT "A" TO ORDINANCE NO. 22, BY ADDING PARAGRAPH 87 THERETO, TO CHANGE THE LAND USE DISTRICT APPLICABLE TO CERTAIN REAL PROPERTY

The Governing Body of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00 Findings

The Governing Body of the Tahoe Regional Planning Agency finds that the following amendment to the land use element of the Regional Plan is in accordance with the provisions and purposes of the Tahoe Regional Planning Compact, and that all required notices have been given and public hearings held as required by Article V of said Compact.

Section 2.00 Change In Land Use District

Exhibit "A" to Ordinance No. 22 of the Tahoe Regional Planning Agency, as amended, is hereby amended by adding thereto new paragraph 87 to accomplish a change in the applicable land use district, which paragraph shall read as follows:

87. All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows: A parcel of land being a portion of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 13 North, Range 18 East, M.D.B. & M. and being further described as follows: COMMENCING at the Section corner common to Sections 23, 24, 25, and 26, Township 13 North, Range 18 East, M.D.B. & M., thence Easterly along the Section line common to Sections 24 and 25, North 89° 42' 25" East, a distance of 329.00 feet; thence leaving said Section line North 00° 07' 00" West, a distance of 180.95 feet to a point on the Northerly line of an access and utility easement, said point being the True Point of Beginning; thence leaving said easement continuing North 00° 07' 00" West, a distance of 83.98 feet; thence North 89° 42' 25" East, a distance of 164.79 feet; thence South 00° 05' 10" East, a distance of 202.59 feet to a point on the Northerly line of the aforementioned easement; thence along the Northerly line of said easement North 39° 55' 52" West, a distance of 42.33 feet to a tangent curve to the left with a central angle of 22° 41' 00" and a radius of 160.00 feet; thence along said curve an arc distance of 63.34 feet; thence tangent to said curve North 62° 36' 52" West, a distance of 99.85 feet to the POINT OF BEGINNING. Said property comprises 0.51 acres and is reclassified from Low Density Residential to Medium Density Residential.
Section 3.00   Severability

If any part or provision of this ordinance, or the application thereof to any person, thing or circumstance, is held invalid by a court of competent jurisdiction, such invalidity shall not affect the parts, provisions or applications that can be given effect without the invalid part, provision or application; and to this end the parts and provisions hereof are severable.

Section 4.00   Effective Date

This ordinance shall be effective immediately upon its adoption.

FIRST READING:

SECOND READING:

PASSED and ADOPTED by the Governing Body of the Tahoe Regional Planning Agency at its regular meeting held _________________ by the following vote:

Ayes:

Nays:

Abstain:

Absent:

Jim Henry, Chairman
TAHOE REGIONAL PLANNING AGENCY
ORDINANCE NO. 79-

AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE REGIONAL PLAN
OF THE TAHOE REGIONAL PLANNING AGENCY BY AMENDING EXHIBIT "A"
TO ORDINANCE NO. 22, BY ADDING PARAGRAPH 88 THERETO, TO CHANGE
THE LAND USE DISTRICT APPLICABLE TO CERTAIN REAL PROPERTY

The Governing Body of the Tahoe Regional Planning Agency does ordain as
follows:

Section 1.00 Findings

The Governing Body of the Tahoe Regional Planning Agency finds that the
following amendment to the land use element of the Regional Plan is in
accordance with the provisions and purposes of the Tahoe regional Planning
Compact, and that all required notices have been given and public hearings
held as required by Article V of said Compact.

Section 2.00 Change in Land Use District

Exhibit "A" to Ordinance No. 22 of the Tahoe Regional Planning Agency, as
amended, is hereby amended by adding thereto new paragraph 88 to
accomplish a change in the applicable land use district, which paragraph
shall read as follows:

88. All that certain real property situate in the County of El Dorado, State of
California, more particularly described as follows: Parcel No. 1: Lots 4
and 5, of Section 14, the Northeast quarter of the Northwest quarter and
the Northwest quarter of the Northeast quarter of Section 23, Township 12
North, Range 17 East, M.D.B. & M. EXCEPTING THEREFROM the following:
DESCRIPTION

(a) All that portion thereof described in deed to Edith Kirk Dorrance, et al, recorded February 27, 1935 in Book 142 at page 11, Official Records, as follows:

BEGINNING at the Southeast corner of Lot 4, Section 14, Township 12 North, Range 17 East, M.D.B.&M., thence South 39° 15' West 229.43 feet along the line between Sections 14 and 23 to a 1 inch pipe on the East boundary of the parcel surveyed; running thence North 19° 32' West 101.5 feet to the shore of Fallen Leaf Lake; thence South 73° 06' West 100.1 feet along the shore of said Lake; thence South 19° 32' East 226.9 feet; thence South 79° 24' East 115.63 feet; thence North 19° 32' West 187.37 feet to the point of beginning.

(b) All that portion thereof described as an exception in deed from Herbert P. Blanchard, et al, recorded August 17, 1925 in Book 102 at page 404 of Deeds, Records of El Dorado County, as follows:

BEGINNING at a point on the shore of Fallen Leaf Lake scribed "S-1", from which point the South quarter section corner of said Section 14, bears South 41° East 160.86 feet; thence South 45° 20' West 97.3 feet; thence South 12° 17' West 79.5 feet to a point on the South line of said Section 14; thence following the South line of said Section, South 87° 16' West 224.6 feet; thence North 6° 03' West 116.7 feet; thence North 6° 03' West 12.15 feet to the center of a public road; thence along said road North 65° 15' East 108 feet to a stake on the North side of the road; thence North 39° 06' East 120.3 feet; thence North 39° 06' East to the Northerly or Northwesterly line of said Lot 5; thence Southeasterly along the said last named line to a point thereon from which the point of beginning bears South 45° 20' West; thence South 45° 20' West to the said point of beginning.

(c) All that portion thereof described in deed to Elizabeth Poirce Kincade, et al, recorded October 9, 1965 in Book 760 at page 215 Official Records, as follows:

All that portion of Lot 5 of Section 14, Township 12 North, Range 17 East, M.D.B.&M., particularly described as follows:

BEGINNING at the Southwest corner of the parcel of land herein described, a point on the Northerly line of Tamarack Road, from which the Southwest corner of said Lot 5 bears (3 courses) South 0° 40' 50" East 10.19 feet, South 0° 15' 30" East 380.20

(continued)
feet and South 166.44 feet; thence leaving said point of
beginning and along the Northerly line of said Tamarack Road,
North 62° 06' 10" East 144.00 feet; thence leaving said Northerly
line, North 02° 11' 30" East 222.51 feet to a 1/2 inch pipe;
thence continuing North 02° 11' 30" East 55.00 feet to a 1/2
inch pipe in a mound of rocks; thence South 79° 39' 30" West
144.00 feet to a similar pipe; thence South 0° 40' 50" East
318.88 feet to the point of beginning, and being shown on the
Record of Survey filed January 25, 1955 in Book 1 of Records of
Surveys, Records of El Dorado County, Map No. 71.

(d) All that portion thereof described in deed to Olga C. Clifton,
recorded October 8, 1965 in Book 760 page 212 Official
Records, as follows:

All that portion of Lot 5 of Section 14, Township 12 North,
Range 17 East, M.D.B.&M., particularly described as follows:

BEGINNING at the Southwest corner of the parcel of land herein
described, a point from which the Southwest corner of said Lot
5 bears South 0° 15' 30" East 50.03 feet and South 166.44 feet;
thence leaving said point of beginning, North 78° 27' 50" East
227.38 feet; thence North 06° 38' 50" West 120.00 feet to a
rotted stake in a mound of rocks; thence continuing; North 06°
38' 50" West 72.00 feet, a similar stake; thence continuing;
North 06° 38' 50" West 92.03 feet to a similar stake thence
North 89° 14' 50" West 191.41 feet to a 3/4 inch iron pipe;
thence South 0° 15' 30" East 120.25 feet to a 1/2 inch pipe;
thence continuing South 0° 15' 30" East 209.92 feet to the
point of beginning, and being shown on the Record of Survey
filed January 25, 1955 in Book 1 of Records of Surveys, Records
of El Dorado County, Map No. 71.

(e) All that portion thereof described in deed to Harriett
Price Fairchild, et al, recorded October 8, 1965 in Book
760 page 221 Official Records, as follows:

All that portion of Lot 5 of Section 14, Township 12 North,
Range 17 East, M.D.B.&M., described as follows:

BEGINNING at the Southwest corner of the parcel of land herein
described, a point from which the Southwest corner of said
Lot 5 bears (3 courses) South 78° 27' 50" West 227.38 feet,
South 0° 15' 30" East 50.03 feet and South 166.44 feet;
thence leaving said point of beginning; South 78° 40' 40" East
111.16 feet; thence North 27° 52' 40" East 51.44 feet to a 1-1/2 inch
iron pipe monument; thence continuing North 27° 52' 40" East
119.11 feet to a 3/4 inch iron pipe monument; thence North
25° 06' East 59.50 feet to a 1/4 inch iron pipe monument; thence
North 25°26' East 106.80 feet to a 1-1/2 inch iron pipe monument;
thence North 09° 14' 50" West 201.07 feet to a rotted stake in
a mound of rocks; thence South 06° 30' 50" East 92.03 feet to
a similar stake; thence continuing South 06° 38' 50" East 72.00
feet to a similar stake; thence continuing South 06° 38' 50" East
120.00 feet to the point of beginning, and being shown on the
Record of Survey filed in the office of the County Recorder
of the County of El Dorado, on January 25, 1955, in Book 1 of
Records of Surveys, Map No. 71.

(continued)
(f) All that portion thereof described in deed to Harriett Price Fairchild, et al., recorded October 8, 1965 in Book 760 page 218, Official Records, as follows:

All that portion of Lot 5 of Section 14, Township 12 North, Range 17 East, M.D.S.M., particularly described as follows:

BEGINNING at the most westerly corner of the parcel of land herein described a 3/4 inch iron pipe monument, from which the Southwest corner of said Lot 5 bears (2 courses) South 0° 15' 30" East 360.20 feet and South 166.44 feet; thence leaving said point of beginning and along the Southerly line of Tamarack Road (4 courses) North 63° 39' 30" East 86.03 feet; thence North 65° 32' 10" East 101.77 feet; thence North 83° 27' 10" East 130.52 feet to a pipe monument; thence North 67° 34' 10" East 47.52 feet to a similar monument; thence leaving said Tamarack Road South 24° 54' 50" East 64.22 feet, a similar monument and South 19° 30' 50" East 56.83 feet to a 1-1/2 inch iron pipe monument; thence North 89° 14' 50" West 201.07 feet, a rotted stake in a mound of rocks; thence continuing North 39° 14' 50" West 191.41 feet to the point of beginning, and being shown on the record of Survey filed January 25, 1955, in Book 1 of Records of Surveys, Records of El Dorado County, Map No. 71.

(g) All that portion thereof described as follows:

BEGINNING at the Southwest corner of the parcel of land herein described, a point on the Northerly line of Tamarack Road, from which the Southwest corner of said Lot 5 bears (4 courses) South 62° 06' 10" West 144.00 feet, South 0° 40' 50" East 10.19 feet, South 0° 15' 30" East, 380.20 feet, and South 166.44 feet; thence leaving said point of beginning, and along the Northerly line of said Tamarack Road, North 75° 02' East 72.29 feet; thence North 86° 15' 30" East 78.65 feet, to a 1/2 inch pipe; thence North 63° 46' East 84.55 feet to a similar pipe thence leaving said Tamarack Road, North 06° 37' West 118.35 feet and North 42° 15' 30" West 123.98 feet to a 1/2 inch pipe; thence South 63° 18' 30" West 135.02 feet to a similar pipe; thence South 02° 11' 30" West 222.51 feet to the point of beginning, and being shown on the Record of Survey filed January 25, 1955 in Book 1 of Records of Surveys, Records of El Dorado County, Map No. 71.

(h) All that portion thereof described in deed to Robert E. Reed, et ux, recorded July 15, 1947 in Book 242 page 271, Official Records, as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 23, marked by a 1 inch iron pipe in a mound of rocks; thence South 369.15 feet to a 1-1/2 inch iron pipe; thence West 210 feet to a 1 inch iron pipe, the true point of beginning of the parcel herein described, and the Southeast corner thereof; thence West 100 feet to a similar iron pipe; thence North 226.27 feet to a 1-1/2 inch iron pipe; thence South 79° 24' East 101.74 feet to a 2 inch iron pipe; thence South 207.55 feet to the point of beginning.

(continued)
(1) All that portion thereof described in deed to Blanche L. Pollock, by deed recorded November 17, 1950 in Book 259 page 174 Official Records, as follows:

BEGINNING at a one inch iron pipe in rock mound marking the Southeast corner of Lot 4 of Section 14, Township 12 North, Range 17 East, M.D.B.&M., and running thence South 39° 51' West 109.79 feet along the section line between said Sections 14 and 23 to a one inch iron pipe; thence along the Easterly boundary of "Community Landing and Pathway" South 8° 24' East 170.7 feet to a one inch iron pipe; thence leaving the said "Community Landing and Pathway" and running East 64.02 feet to a two inch iron pipe; thence North 109.15 feet to the point of beginning.

(j) All that portion thereof described in deed to Alfred J. Fisher, etux., by deed recorded January 18, 1952 in Book 304 at page 260 Official Records, and as corrected in Book 394 at page 3 Official Records, as follows:

BEGINNING at a point in the Easterly boundary of the realty herein described, from which point the Southeast corner of Lot 4, Section 14, Township 12 North, Range 17 East, M.D.B.&M., bears South 36° 25' 20" East 229.55 feet; thence from point of beginning North 17° 42' West 101.96 feet to a 1-1/2 inch iron pipe; thence North 57° 02' East 113.15 feet to a 1 inch iron pipe; the Northeast corner of the parcel herein described; a point in the Easterly boundary of a community landing; and pathway; thence along said boundary South 17° 42' East 89.96 feet, a 1-1/2 inch iron pipe; thence South 09° 50' East 79.94 feet, a 1-1/2 inch iron pipe; thence South 06° 34' East 170.84 feet to a point in the centerline of a 12 foot right of way; thence leaving said Easterly boundary of Community landing and pathway, and along said centerline of right of way North 85° 10' West 74.54 feet to Southwest corner of parcel herein described; thence leaving said centerline of said right of way North 17° 42' West 178.39 feet to point of beginning.

(k) All that portion thereof described in deed to Frances I. Price, recorded April 9, 1952 in Book 307 at page 234 Official Records, as follows:

BEGINNING at the Northwest corner of that certain tract of land described as the exception in deed dated August 6, 1925, executed by Herbert P. Blanchard, and others, to Harriet Frederica Price, unmarried, and Frances Price Street, and recorded August 17, 1925, in the office of the Recorder of El Dorado County, in Book 102 of Deeds, at page 404, from which an iron pipe monument set in concrete, marking the quarter corner common to Sections 14 and 23, bears South 03° 12' 15" East 128.85 feet and thence South 09° 53' 15" East 429.50 feet; thence from said point of beginning North 03° 12' 50" West 14.90 feet; thence South 86° 28' 10" West 106.86 feet; thence South 76° 10' 30" West 72.03 feet; thence North 40° 34' 20" West 65.30 feet to a point on the centerline of Glenn Alpine Creek; thence along the said centerline North 22° 26' 35" East 60.00 feet; thence North 67° 34' 25" East 9.00 feet to a white stake set on the Easterly bank of said Glenn Alpine Creek; thence continuing North 67° 34' 25" East 412.67 feet to a white stake (continued)
stamped R.E. 2675; thence continuing North 67° 34' 25" East 15.00 feet to a point on the westerly shore line of Fallen Leaf Lake, said point being the Northeasterly boundary of said Lot 5; thence along the said Northeasterly boundary of said Lot 5 and along the westerly shore line of said Fallen Leaf Lake, following the meandering thereof South 32° 14' 40" East 109.08 feet to a point on the Northerly boundary of said Tract of land hereinbefore referred to as the exception; thence along said Northerly boundary the following two courses and distances: South 41° 56' 45" West 15.00 feet to a white stake stamped R.E. 2675 and thence continuing South 41° 56' 45" West 135.30 feet; thence South 68° 05' 45" West 188.00 feet to the point of beginning.

(1) All that portion thereof described in Deed to Harriet F. Craven, by deed recorded April 9, 1952 in Book 307 page 237 Official Records, as follows:

BEGINNING at a point from which the Northwest corner of that certain property described as an exception in a deed dated August 6, 1925, executed by Herbert P. Blanchard, and others, to Harriet Frederica Price, unmarried, and Frances Price Street, and recorded August 17, 1925, in the office of the Recorder of El Dorado County, in Book 102, at page 404, bears South 03° 35' 30" East 16.77 feet; thence South 13° 11' 34" East 150.51 feet and thence South 68° 05' 45" West 14.44 feet; said Northwest corner being located North 89° 53' 15" West 429.58 feet and North 03° 12' 15" West 128.05 feet from an iron pipe monument set in concrete marking the quarter corner common to Sections 14 and 23; thence from said point of beginning, South 67° 34' 25" West 180.30 feet to a white stake stamped R.E. 2675 on the Easterly bank of Glenn Alpine Creek; thence continuing South 67° 34' 25" West 9.00 feet to a point on the centerline of said Glenn Alpine Creek; thence along said centerline North 17° 13' 30" West 128.63 feet; thence North 69° 39' 40" East 12.00 feet to a white stake stamped R.E. 2675; thence continuing North 69° 39' 40" East 363.03 feet to a white stake stamped R.E. 2675; thence continuing North 69° 39' 40" East 12.00 feet to a point on the westerly shore line of Fallen Leaf Lake, said point being on the Northeasterly boundary of said Lot 5; thence along said Northeasterly boundary and along the westerly shore line of said Fallen Leaf Lake, following the meanderings thereof, South 40° 58' East 120.25 feet; thence South 67° 34' 25" West 15.00 feet to a white stake stamped R.E. 2675; thence continuing South 67° 34' 25" West 232.37 feet to the point of beginning.

(m) All that portion thereof described in deed to William Price Craven, by deed recorded April 9, 1952 in Book 307 page 240 Official Records, as follows:

BEGINNING at a point from which the Northwest corner of that certain property described as an exception in a deed dated August 6, 1925, executed by Herbert P. Blanchard, and others, to Harriet Frederica Price, unmarried, and Frances Price Street, and recorded August 17, 1925, in the office of the Recorder of El Dorado County, in Book 102, at page 404, bears South 03° 35' 30" East 143.69 feet; South 13° 11' 34" East 150.51 feet and South 68° 05' 45" West 14.44 feet, said Northwest corner being located North 89° 53' 15" West 429.58 feet and North 03° 12' 15" (continued)
West 128.85 feet from an iron pipe monument set in concrete
marking the quarter corner common to Sections 14 and 23; thence
from said point of beginning South 69° 39' 40" West 206.76
feet to a white stake stamped R.E. 2675; thence continuing South
69° 39' 40" West 12.00 feet to a point on the centerline of
Glenn Alpine Creek; thence along said centerline North 04° 40'
25" East 167.18 feet to a point from which a white stake
stamped R.E. 2675 bears North 53° 21' 55" East 116.36 feet; thence
continuing along the centerline of said Glenn Alpine Creek,
North 22° 13' 50" East 198.24 feet to a point on the Westerly
shore line of Fallen Leaf Lake, said point being on the North-
easterly boundary of said Lot 5; thence along said Northeastern
boundary and along the Westerly shore line of said Fallen Leaf
Lake, following the meanderings thereof, the following three
courses and distances: South 43° 20' 35" East 87.81 feet to a
point from which a white stake stamped R.E. 2675 bears South
27.00 feet; thence South 64° 26' 05" East 141.68 feet to a
point from which a white stake stamped R.E. 2675 bears South
45° 00' West 6.00 feet; thence South 43° 34' 30" East 125.06
feet; thence leaving said Westerly shore line and Northeastern
boundary of said Lot 5, South 69° 39' 40" West 12.00 feet to
a white stake stamped R.E. 2675; thence continuing South 69°
39' 40" West 156.27 feet to the point of beginning.

(n) All that portion thereof described in deed to William R.
Rogers, et ux., recorded September 19, 1952 in Book 315
page 467 Official Records, as follows:

BEGINNING at a one inch iron pipe in rock mound, the Southeast
corner of Lot 4, Section 14, Township 12 North, Range 17 East,
M.D.B.&M., running thence South 169.15 feet to a 2 inch iron
pipe, the Northeast corner of the parcel to be described; thence
West 110.0 feet to a one inch iron pipe; thence South 200.0 feet
to a one inch iron pipe; thence East 110.0 feet to a 1-1/2 inch
iron pipe; thence North 200.0 feet to the 2 inch iron pipe, the
point of beginning.

(o) All that portion thereof described in deed to Frances I.
Price Street, recorded August 4, 1955 in Book 365 page 557
Official Records, as follows:

BEGINNING at a point on the line common to Sections 14 and 23,
Township 12 North, Range 17 East, M.D.B.&M., from which an iron
pipe monument, set in concrete, marking the quarter corner common
to said Sections 14 and 23, bears South 89° 53' 15" East 429.58
feet, said point of beginning being also the Southwest corner
of that certain tract of land described as the exception in a
deed dated August 6, 1925, executed by Herbert P. Blanchard,
and others, to Harriet Frederica Price, unmarried, and Frances
Price Street, and recorded August 17, 1925, in the office of the
Recorder of El Dorado County, in Book 102 of Deeds, page 404;
thence from said point of beginning along the Westerly line of the
above mentioned Exception North 03° 12' 15" West 128.85 feet
to the Northwest corner of said Exception, said Northwest corner
of said Exception being also the point of beginning of that
certain parcel of land described in a deed dated March 31, 1952,
and recorded April 9, 1952, in Book 307 of Official Records of

(continued)
El Dorado County, at page 234, executed by Harriet F. Craven, and others to Frances I. Price Street; thence along the boundary of said parcel of land conveyed to Frances I. Price Street, North 03° 12' 50" West 14.98 feet; thence South 86° 23' 10" West 106.86 feet; thence South 76° 19' 30" West 72.03 feet to the most Southerly corner of said parcel of land conveyed to Frances I. Price Street; thence South 19° 55' 45" East 127.33 feet to a point on the line common to said Sections 14 and 23; thence continuing South 19° 55' 45" East 87.00 feet; thence North 36° 19' East 81.21 feet; thence North 21° 50' 30" East 82.19 feet to the point of beginning.

(p) All that portion thereof described in deed to Frances I. Price Street, recorded October 17, 1955 in Book 369 page 552 Official Records, as follows:

BEGINNING at a point from which a 1 inch iron pipe found in a rock mound marking the Southeast corner of Lot 4, Section 14, Township 12 North, Range 17 East, M.D.B., bears South 88° 10' East 110.00 feet, and North 01° 50' East 169.15 feet; which said point of beginning is marked by an iron pipe set at the Northwesterly corner of a tract of land described in a Deed dated September 19, 1952, executed by Harriet F. Craven, et al., to William R. Rogers, et al., and recorded in the office of the Recorder of El Dorado County, California, on October 27, 1952, in Book 315 Official Records of El Dorado County, at page 467; thence from said point of beginning North 88° 10' West 59.64 feet; thence North 77° 34' West 41.06 feet to an iron pipe set at the Northeasterner corner of a tract of land described in a deed dated July 2, 1947; executed by Harriet F. Craven, et al., to Robert E. Reed, et al., which said Deed was recorded in the office of the Recorder of El Dorado County, California, July 15, 1947 in Book 242 of Official Records of El Dorado County, at page 271; thence South 01° 50' West 207.55 feet along the Easterly boundary of said Tract of land conveyed to said Robert E. Reed, et al., to a 1 inch iron pipe; thence South 88° 10' East 100.00 feet to a 1 inch iron pipe marking the Southwesterly corner of said tract of land conveyed to said William R. Rogers, et al.; thence North 01° 50' East 200.00 feet along the Westerly boundary of said tract of land conveyed to said William R. Rogers, et al., to the point of beginning.

(q) All that portion thereof described in deed to William Maderious, et ux., by deed recorded November 8, 1955 in Book 371 page 190 Official Records, as follows:

BEGINNING at the Southeast corner of the parcel herein described, being identical with the Southeast corner of Lot 4, Section 14, Township 12 North, Range 17 East, M.D.B., and marked by a one inch iron pipe in a rock mound; thence North 88° 23' 20" West 109.74 feet along the Southerly boundary of said Lot 4, (which is also the Northerly boundary of a tract of land described in a Deed dated November 30, 1950, executed by Harriet F. Craven, et al., to Blanche L. Pollock and recorded in the office of the Recorder of El Dorado County, California, on November 17, 1950, in Book 299 of Official Records, at Page 174) to a one-inch iron pipe set in the Easterly boundary

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of a right of way designated as "Community Landing and Pathway" on that certain Record of Survey made by Joseph E. Spink, Engineer, and recorded in the office of the Recorder of El Dorado County, California, on September 21, 1954, in Book 1 of Surveys, Map No. 70; thence leaving said South boundary of said Lot 4 and along the Easterly boundary of said right of way, North 09° 56' West 32.00 feet to a one-inch iron pipe; thence North 01° 50' East 61.39 feet to a 3/4 inch iron pipe set in the center of a roadway designated on said Record of Survey as "State Highway"; thence continuing North 01° 50' East 45.65 feet to a one-inch iron pipe; thence leaving said Easterly boundary of said "Community Landing and Pathway", North 36° 16' 20" East 208.12 feet to the most Northerly corner of the parcel herein described, a point in the Easterly boundary of said Lot 4; thence along said Easterly boundary of said Lot 4, South 01° 22' West 47.20 feet to a 3/4 inch iron pipe set in the center of said "State Highway"; thence continuing along said Easterly boundary of said Lot 4, South 01° 22' West 307.06 feet to the point of beginning.

(r) All that portion thereof described in deed to Stanford Camp Association, a California corporation, recorded October 3, 1965 in Book 760 at page 231, Official Records, as follows:

BEGINNING at the Northwest corner of the lands of Peirce as shown and so delineated on that certain map entitled Record of Survey, Parcels of Land located in Lots 4 and 5, Sections 14, and in the Northwest quarter of Section 23, Township 12 North, Range 17 East, K.D.B. 34, recorded in Book 1 of Surveys at page 71, Official Records of El Dorado County, California; thence from said point of beginning North 06° 57' 39" West 340.30 feet to a 3 inch x 3 inch redwood stake identified as Northwest corner Lot 5, Section 14; thence North 56° 42' 21" East 35.89 feet to a point on the shoreline of Fallen Leaf Lake; thence along said shoreline as follows:

South 17° 43' West 44.90 feet, South 42° 17' East 173.00 feet, North 71° 12' East 139.33 feet, South 21° 17' East 96.00 feet, South 15° 29' West 24.00 feet, South 60° 15' East 67.00 feet, North 70° 11' East 154.00 feet, North 87° 12' East 42.00 feet, South 50° 04' East 64.00 feet, to Point A, thence South 81° 33' East 95.00 feet, South 10° 32' East 116.00 feet, South 17° 39' West 35.00 feet, and South 78° 20' West 18.00 feet; thence leaving said shoreline North 79° 46' 41" West 137.88 feet, to Point B; thence South 86° 54' 23" West 87.11 feet; thence South 72° 01' 40" West 112.74 feet to the most Easterly corner of the lands of Miller as shown on said Record of Survey; thence North 6° 37' 00" West along said lands of Miller 113.35 feet; thence North 42° 15' 30" West along the Northerly line of said lands of Miller 123.95 feet; thence South 68° 10' 30" West along the Northwesterly line of said lands of Miller 135.02 feet; thence North 20° 11' 30" East along the Easterly line of said lands of Peirce 55.00 feet; thence South 79° 39' 30" West along the Northerly line of said lands of Peirce 144.00 feet to the point of beginning.

(a) All that portion thereof described in deed to Protestant Episcopal Bishop of Northern California, a corporation

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sole, recorded December 24, 1966 in Book 613 page 605 Official Records, as follows:

That portion of Sections 14 and 23, Township 12 North, Range 17 East, M.D.B.&M., described as follows:

BEGINNING at a point on the section line between said Sections 14 and 23, from which iron pipe monument set in concrete marking the quarter corner common to said Sections bears South 89° 53' 15" East 938.98 feet; and running from said point of beginning North 06° 13' East 96.00 feet to an 1-1/2 inch iron pipe, thence South 52° 59' 40" East 143.33 feet to an 1-1/2 inch iron pipe, thence South 04° 02' 20" West 161.02 feet to an 1-1/2 inch iron pipe; thence North 39° 45' 50" West 150.25 feet to an iron pipe; thence North 06° 13' East 80.53 feet to the point of beginning.

(t) All that portion thereof described in deed to Duncan A. McLeod, Jr., recorded January 25, 1967 in Book 619 pages 603 and 604 of Official Records, as follows:

PARCEL NO. 1:
All that portion of Lot 4 of Section 14 and of the Northwest quarter of the Northeast quarter of Section 23, Township 12 North, Range 17 East, M.D.B.&M., described as follows:

BEGINNING at the Southeast corner of said Lot 4, marked by a 1 inch pipe in rock mound; thence South 169.15 feet and West 34.82 feet to the true point of beginning; thence from said true point of beginning West 10.21 feet; thence North 8° 24' West 170.67 feet; thence North 11° 36' West 79.73 feet; thence North 19° 32' West 89.96 feet to the shore of Fallen Leaf Lake; thence along the shore of said Lake North 53° 38' East 46.72 feet; thence South 107.04 feet; thence South 11° 46' East 81.6 feet; thence South 3° 24' East 170.7 feet to the true point of beginning.

PARCEL NO. 2:
All that portion of Lot 4 of Section 14, Township 12 North, Range 17 East, M.D.B.&M., lying between the Northerly prolongation of the Easterly and Westerly lines of Parcel No. 1 above described, and between the Northerly line of said Parcel No. 1 and the ordinary low water line of Fallen Leaf Lake.

(u) All that portion thereof described in deed to William Price Craven and Barbara Granger Craven, husband and wife, as Joint Tenants, by deed recorded October 13, 1966 in Book 807 page 614 Official Records, as follows:

"All that portion of Lot 5, Section 14, Township 12 North, Range 17 East, M.D.B.&M., described as follows:

BEGINNING at the most Northerly corner of that certain Record of Survey entitled 'Parcels of Land Owned by Craven and Street' recorded in the Office of the Recorder of El Dorado County in Book 1 of Surveys, Map No. 51; thence from said point of beginning

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along the Westerly boundary of said Record of Survey the following four (4) courses and distances: (1) South 22° 13' 50" West 193.24 feet, (2) South 04° 40' 25" West 167.13 feet, (3) South 17° 13' 39" East 124.63 feet, and (4) South 22° 28' 35" West 60.03 feet; thence North 76° 08' 56" West 304.33 feet to the most Southerly corner of that certain parcel of land designated "Robert H. Price" as shown on that certain Record of Survey entitled "Parcels of Land located in Lots 4 and 5 of Section 14 and in the Northwest quarter of Section 23, Township 12 North, Range 17 East," recorded in the office of said Recorder in Book 1 of Surveys, Map No. 71 from which a one and one-half inch iron pipe monument bears North 27° 52' 40" East 51.44 feet; thence along the Easterly boundary of said Record of Survey the following six (6) courses and distances: (1) North 27° 52' 40" East 170.50 feet to a three-quarter inch iron pipe monument, (2) North 25° 06' 00" East 59.50 feet to a one-quarter inch iron pipe monument, (3) North 25° 26' 00" West 106.80 feet to a one-and-one-half inch iron pipe monument, (4) North 19° 30' 50" West 56.03 feet to an iron pipe monument, (5) North 24° 54' 50" West 64.22 feet to an iron pipe monument, and (6) North 19° 13' 40" East 35.92 feet to a one-half inch iron pipe monument; thence North 72° 01' 40" East 112.74 feet; thence North 36° 54' 23" East 87.11 feet; thence South 79° 46' 41" East 137.88 feet; thence South 66° 43' 58" East 15.54 feet to the point of beginning." Said property comprises 76.87 acres and is reclassified from Low Density Residential and General Forest to Conservation Reserve.

Section 3.00 Severability

If any part or provision of this ordinance, or the application thereof to any person, thing or circumstance, is held invalid by a court of competent jurisdiction, such invalidity shall not affect the parts, provisions or applications that can be given effect without the invalid part, provision or application, and to this end the parts and provisions hereof are severable.

Section 4.00 Effective Date

This ordinance shall be effective immediately upon its adoption.

FIRST READING:

SECOND READING:

PASSED and ADOPTED by the Governing Body of the Tahoe Regional Planning Agency at its regular meeting held __________________ by the following vote:

Ayes:

Nays:

Abstain:

Absent:

Jim Henry, Chairman
TAHOE REGIONAL PLANNING AGENCY

MEMORANDUM

DATE: April 3, 1979

TO: The Advisory Planning Commission

FROM: The TRPA Staff

SUBJECT: Indirect Source Review Ordinance

Attached for your benefit is another copy of the draft Indirect Source Review Ordinance. This draft has not been modified since the March APC meeting. Pursuant to the discussion at that meeting, however, staff has reevaluated Section 8.10 (Mitigation) and offers the following language change to clarify that section:

8.10 TRPA shall not approve any proposal if the air quality evaluation documents that the project will interfere with the attainment or maintenance of applicable state or national ambient air quality standards for any pollutant for which a plan has been adopted by TRPA, unless the applicant agrees as a permit condition to provide and/or contribute to the provision of mitigation measures which TRPA determines can reasonably be anticipated to reduce indirect emissions from the proposed source or from an existing source by an amount sufficient to preclude any contribution by the proposed project to the violation of the subject state or national ambient air quality standard, and may include, but shall not be limited to:

(Section 8.10 continues as on previous draft)

Attachment
The Governing Body of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00 Findings

1.10 The Governing Body of the Tahoe Regional Planning Agency ("Agency") finds that the Tahoe Region, as defined in the Tahoe Regional Planning Compact ("Tahoe Region"), has been designated by the State of Nevada, the State of California and the Environmental Protection Agency as a nonattainment area for carbon monoxide.

1.20 The Governing Body further finds that there is evidence that increased use of vehicles contributes to the degradation of air quality by directly contributing to this pollutant.

1.30 The Governing Body further finds that there is, and likely will continue to be, serious traffic congestion upon major arterial highways and roads in the Tahoe Region.

1.40 In view of the foregoing, the Governing Body further finds that in order to properly effectuate and implement the adopted Regional Plan of the Tahoe Regional Planning Agency and still provide for the maintainence of air quality in the region as mandated by Article VI(a) of the Tahoe Regional Planning Compact, it is necessary to determine the potential impact of proposed land use activities on air quality, and provide for the mitigation of significant air quality degradation which may result from such activities.

Section 2.00 General Provisions

2.10 Compliance

Construction, alteration and use of any structure within the Region shall be in compliance with the terms of this ordinance. Permits shall be granted or denied in conformity with the provisions of this ordinance.

2.11 The provisions of this ordinance establish the minimum standards applicable within the Region to the subject matters of the ordinance. Any political subdivision may enforce equal or higher standards within its territory and this ordinance shall not be deemed a limitation or repeal of any other powers granted to the governments of the Tahoe Region by the United States or the respective states.
2.20 **Interpretation and Severability**

The provisions of this ordinance shall be liberally construed to effectuate their purposes. If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

Section 3.00 **Permit Standards**

3.10 No permit shall be approved for any new or modified indirect source as defined in Section 4.00, or any portion thereof unless:

(1) The source or applicable portion thereof complies with the provisions of this rule and all other applicable local, state, and federal air quality rules and regulations.

Section 4.00 **Definitions**

For the purpose of this ordinance, certain terms or words used herein shall be interpreted as follows: Words in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular number. The word "shall" is mandatory, not permissive, unless the context indicates that a directory meaning is intended.

**Indirect Source** - For purposes of this ordinance any facility, building, structure, installation, real property, road or highway which attracts or may attract mobile sources of pollution (motor vehicles), or serves as a trip end for motor vehicles and requires review by the Tahoe Regional Planning Agency pursuant to Section 7.12 of the TRPA Land Use Ordinance shall be considered an indirect source requiring compliance with this ordinance.

**Nonattainment Designation** - A designation made by either the State of California or the State of Nevada which is ratified by the U.S. Environmental Protection Agency identifying the Region or a portion thereof as an area which does not meet federal ambient air quality standards for a specified pollutant(s).

**Vehicle Trips** - A vehicle trip shall be considered to be a single vehicle movement from one point to another.

**Vehicle Trip Generation** - For purposes of calculation, trip generation from residential or tourist residential units shall be considered to be the total number of vehicle trips anticipated from persons occupying such units. For Commercial and other uses, trip generation shall be considered to be the total number of vehicle trips to and from the project site.
Section 5.00  **Applicability**

5.10  **Exemptions**

TRPA shall exempt from indirect source review:

a. Any single family residence or modification thereof on any legal lot or parcel.

b. Any source or modification thereof which has received formal approval and necessary building and construction permits by the effective date of this ordinance. In the event that such a proposed source which received formal approval is substantially modified with the result of increased trip generation potential, or is not constructed in conformance with the approved plans, the proposed source is no longer exempt and must undergo review pursuant to the criteria set forth hereinafter.

Section 6.00  **Permit Procedures**

6.10 Any proposal for which an indirect source review is required under the terms of this ordinance must be reviewed and approved by the Governing Board of the Tahoe Regional Planning Agency.

6.11 For such review, the process prescribed in the TRPA Land Use Ordinance shall be followed, with the addition that the applicant shall provide the evaluation required pursuant to Section 7.00 (Traffic and Air Quality Evaluation) and the TRPA action on such proposal shall conform to the requirements of Section 8.00 (Mitigation).

6.20 TRPA may charge the applicant a filing fee sufficient to cover the cost of analysis of the Applicants Air Quality Evaluation.

6.30 Upon receipt of any application requiring an indirect source review, the TRPA shall forward notice of such application to the Nevada Division of Environmental Protection and the California Air Resources Board, plus any local air pollution control district within whose boundary the project is to be located. Additionally, the TRPA shall make available to any agency so notified any additional information supplied regarding the subject application. The notice forwarded by TRPA pursuant to this section shall specify the proposed date of Governing Board action on the subject application and shall specify a final date for receipt of comment upon the subject application. Such date shall be not less than two weeks prior to the scheduled date of action.
Section 7.00 Traffic and Air Quality Evaluation

7.10 Any proposal for which an indirect source review is required under the terms of this ordinance shall submit as a minimum the following information:

a. The name and address of the applicant.

b. The name, address, and location of the source.

c. A description of the proposed source, including the normal hours of operation of the facility, the general types of activities to be performed therein, and anticipated trip generation.

d. A map showing the location of the source and the topography of the area, including existing principal streets, roads, and highways, and traffic control facilities within three miles of the source.

e. A site plan showing the location and amount of associated parking, points of motor vehicle ingress and egress to and from the site and its associated parking areas, and the location and height of buildings on the site.

7.20 If TRPA staff determines on the basis of the above information that a potential exists for significant impacts as a result of vehicle trips associated with the proposed project, the applicant may be required to submit any of the following additional information:

a. An identification of the principal roads, highways, and intersections both within the region and leading to the region that will be utilized by traffic generated by the proposal, and an estimate of the traffic volumes contributed to the roadways, highways and intersections by the proposal.

b. An estimate of the summer and winter peak month traffic volumes, maximum traffic volumes for 1-hour and 8-hour periods, average travel speeds at the locations identified in Sub-section a, for the first year after the substantial completion and operation of the proposed project.

c. An estimate of the nature and amount of the total vehicular emissions which may contribute to pollutant(s) for which the region has been designated nonattainment, and for such other pollutants as may be required by the Agency. Such estimate shall reflect the total traffic generated by the proposal (as defined in Section 4.00) and shall provide identification of emissions associated with the traffic assessments contained in a and b, above.
d. Information pertaining to the location, design, construction, and operation of the facility.

e. An estimate of additional residential, commercial, and industrial development which may occur as a result of such construction or modification (secondary growth).

f. The availability of existing and projected mass transit to service the site.

g. Any additional information or documentation that the TRPA deems necessary to determine the air quality impact of the source, including the submission of measured air quality data at the proposed site prior to construction or modification, air quality impacts of construction, or an identification of the cumulative effect of the proposed project or any similar projects.

7.20 Where a proposal is to be constructed in phases, the information required by this section shall be submitted for the entire project (all phases) to facilitate assessment of the project as a whole.

8.00 Mitigation

8.10 TRPA shall not approve any proposal if the air quality evaluation documents that the project will interfere with the attainment or maintainence of applicable state or national ambient air quality standards for any pollutant for which the region has been designated as a nonattainment area, or for which the Agency has required an air quality evaluation of the applicant; unless the applicant agrees as a permit condition to provide and/or contribute to the provision of mitigation measures which TRPA determines can reasonably be anticipated to reduce indirect emissions from the proposed source or from an existing source by an amount sufficient to preclude any contribution by the proposed project to the violation of the subject state or national ambient air quality standard, and may include, but shall not be limited to:

a. Supporting the provision of public transit (i.e., financial assistance, providing public transit passes to customers or employees, providing sheltered bus stops or bus turn-out lanes).

b. Provision of private mass transit for employees or customers.

c. Provision or expansion of telephone order and delivery services.

d. Traffic flow improvements which have the ability of improving or decreasing emissions at or adjacent to the site of the proposed construction or modification.
Section 9.00 Variances

Variances from the terms of this ordinance may be granted by the Agency Governing Board only if it is found that because of special circumstances applicable to the property involved a strict application deprives such property of privileges or safety enjoyed by other similarly situated property, or where it is found that there exists overriding concerns of public health, safety or welfare which warrant exemption from strict application of this ordinance.

Section 10.00 Violation of Ordinance

Violation of any provision of this ordinance shall be a misdemeanor. Upon notification of such violation, each day's violation subsequent to notification shall constitute a separate offense.

Section 11.00 Effective Date

This ordinance shall be effective sixty (60) days after its adoption.

FIRST READING:

SECOND READING:

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at a regular meeting held by the following vote:

Ayes:

Nays:

Abstain:

Absent:

______________________________
Jim Henry, Chairman
TAHOE REGIONAL PLANNING AGENCY

ORDINANCE 79-

AN ORDINANCE AMENDING ORDINANCE NO. 24 OF THE TAHOE REGIONAL PLANNING AGENCY RECODIFYING CERTAIN PROVISIONS RELATING TO THE PLACEMENT OF SIGNS AND REGULATING THE PLACEMENT AND REMOVAL OF POLITICAL SIGNS.

The Governing Body of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00 Findings

The Governing Body of the Tahoe Regional Planning Agency finds that in order to more adequately effectuate the adopted Regional Plan, it is necessary to adopt this ordinance amending Ordinance No. 24, the Sign Ordinance of the Tahoe Regional Planning Agency, to recodify and properly place certain provisions of other ordinances pertaining to signs and to regulate the placement and removal of political signs.

The Governing Body also finds that this amendment is necessary and desirable to maintain the natural scenic quality of the region and to effectuate the adopted Regional Plan. The Governing Body further finds that said amendment is in compliance with the provisions and purposes of the Tahoe Regional Planning Compact.

Section 2.00 Additions To Section 3.00, The Definitions Section

Section 3.00, the Definitions section of Ordinance No. 24, is hereby amended by adding thereto the following definitions:

"On-Premise Signs - A sign advertising or otherwise relating to any business product or activity being conducted or produced on the lot or parcel on which the sign is located or a sign advertising a business or activity being conducted within an integrated commercial complex and located on property within that commercial complex. Permitted on-premise signs shall not exceed the height limits established.
in Section 7.13 of the TRPA Land Use Ordinance for the land use district in which the sign will be located, except as provided by Section 7.13 of the Land Use Ordinance."

"Political Signs - A sign advertising a candidate for public office, proposition, or other issue to be voted on by the electorate."

Section 3.00 Prohibition On The Attachment Of Signs To Live Vegetation

Section 4.00 of Ordinance No. 24 is hereby amended to read as follows:

"All off-premise signs are prohibited within the [Lake Tahoe] Region. The attachment of any sign to any live tree or any other live natural vegetation within the Region is prohibited."

Section 4.00 Addition of Section 10.00 Pertaining To Political Signs

There is hereby added to Ordinance No. 24 Section 10.00 ending as follows:

"Section 10.00 Political Signs

Notwithstanding the provisions of Sections 5.00 and 6.00 hereof, political signs shall be placed and removed only as follows:

(1) No sign shall be placed or erected on any premises within the Region without the consent of the owner or occupant of such premises.

(2) No sign shall be placed or erected more than twenty-one (21) days prior to the date of the election to which such sign relates.

(3) All signs shall be removed within seven (7) days after the election to which any such sign relates. It is the responsibility of the owners and occupants of the premises on which any such sign is situate to assure timely sign removal; provided, however, that the timely removal of any such sign placed or erected on any premises without the consent of the owner or occupant thereof shall be the responsibility of the person or persons placing or erecting such sign and the owners and occupants of such premises.

(4) A political sign shall not exceed twelve (12) square feet in total sign face area."
Section 5.00   Effective Date

This ordinance shall be effective sixty (60) days after its adoption.

PASSED and ADOPTED by the Governing Body of the Tahoe Regional Planning Agency at its regular meeting held 1979, by the following vote:

Ayes:
Nays:
Abstain:
Absent:

Chairman
TAHOE REGIONAL PLANNING AGENCY

ORDINANCE 79-

AN ORDINANCE AMENDING ORDINANCE NO. 4 OF THE TAHOE REGIONAL PLANNING AGENCY, AS AMENDED, PERTAINING TO THE COVERAGE ALLOWED CERTAIN DEVELOPMENTS.

The Governing Body of the Tahoe Regional Planning Agency does ordain as follows:

Section 1.00 Findings

The Governing Body of the Tahoe Regional Planning Agency finds in order to more adequately effectuate the adopted Regional Plan, it is necessary to adopt this ordinance amending the Land Use Ordinance to change the coverage allowed certain condominium developments. The Governing Body further finds said amendment is in compliance with the provisions and purposes of the Tahoe Regional Planning Compact.

Section 2.00 Amended Section 9.23

Section 9.23 of Ordinance No. 4, as amended, is hereby amended to read as follows:

"The following land coverage limitations, if greater than the percentages otherwise allowed in the land capability districts in which the lot or parcel in question is located, in the following use districts shall apply to:

(a) existing lots or parcels of record as of February 10, 1972, that are two (2) acres or less in size [and that are located in the following use districts]; and

(b) tentative condominium maps on lots or parcels which on February 10, 1972, were two (2) acres or less in size:

<table>
<thead>
<tr>
<th>Use District</th>
<th>Land Coverage Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium Density Residential</td>
<td>35%</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>50%</td>
</tr>
<tr>
<td>Medium Tourist Residential</td>
<td>35%</td>
</tr>
</tbody>
</table>
Section 3.00 Effective Date

This ordinance shall be effective sixty (60) days after its adoption.

PASSED and ADOPTED by the Governing Body of the Tahoe Regional Planning Agency at its regular meeting held 1979, by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

Chairman
MEMORANDUM

DATE: July 18, 1979

TO: The TRPA Governing Board

FROM: Agency Staff

SUBJECT: Highway 50 Corridor Study

The Highway 50 Corridor Study prepared by JHK and associates has generally met with favorable comment. However, now that this initial effort is complete, it is imperative that the momentum gained to date in relation to cooperatively solving the Highway 50 corridor problems is not lost. Staff will provide the Governing Board with a report concerning steps that have been taken since the last meeting and those that are proposed to initiate implementation of the concepts embodied in the JHK recommendations. To document the Agency's desire and support to continue to provide solutions to the corridor problems, staff recommends that the Board adopt the following resolution.
TAHOE REGIONAL PLANNING AGENCY

RESOLUTION NO. 79-6

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RESOLUTION OF THE TAHOE REGIONAL PLANNING AGENCY
ENDORsing THE CONCEPTS EMBODIED IN THE DOCUMENT
ENTITLED "FINAL REPORT, HIGHWAY 50 CORRIDOR STUDY
IN THE SOUTH LAKE TAHOE AREA" DATED JUNE, 1979.
PREPARED BY JHK AND ASSOCIATES

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WHEREAS, the Highway 50 Corridor in the South Lake Tahoe area has continued
to experience transportation problems; and

WHEREAS, mutually agreed upon solutions to the problems have been difficult
to develop or implement; and

WHEREAS, in recent months all agencies with responsibility for planning and
implementing solutions to the problems put aside their respective differences and
developed a program for taking an objective review of the problems in the corridor
as a basis for recommending both short range and long range transportation
improvements; and

WHEREAS, the concepts contained in the document entitled "Final Report,
Highway 50 Corridor Study in the South Lake Tahoe Area" dated June, 1979, prepared
by JHK and Associates provide acceptable, workable solutions to the problems in the corridor.

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the Tahoe
Regional Planning Agency does endorse the findings and recommendations contained
in the above referenced document as a guideline for solving the problems in the corridor.

BE IT FURTHER RESOLVED that the Agency will continue with its efforts to
achieve implementation of acceptable, workable solutions to the problems in the corridor based on the concepts contained in the above referenced document.