TRPA
APC
PACKETS

MARCH
1988
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on March 9, 1988, at the TRPA office, 195 U.S. Highway 50, Zephyr Cove, Round Hill, Nevada. The agenda for said meeting is attached hereto and made a part of this notice.

March 1, 1988

By: \underline{William A. Morgan}

Executive Director
Tahoe Regional Planning Agency
AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV PUBLIC HEARING

A. Chapter 7 (Temporary Uses, Structures and Activities) and Related Amendments to Chapter 2 (Definitions) and Chapter 4 (Project Review and Exempt Activities) (Another public hearing will be held on this item at the March 23, 24 Governing Board meeting.)

B. Chapter 30 (Setback Provisions of Design Standards) (A second public hearing will be held on this item at the March 23, 24 Governing Board meeting.)

C. Public Facilities List for 1988-92

D. Recreation Facilities List for 1988-92

E. Redevelopment Plan for the City of South Lake Tahoe (to be continued to the April 13 APC meeting)

F. Regional Plan Amendments to Plan Area Statements 004 and 006 to Allow Regional Health and Safety Facilities as Permissible Uses and to Change Maximum Permissible Community Noise Equivalent Level (CNEL) (A second public hearing will be held on this item at the March 23, 24 Governing Board meeting.)

V PLANNING MATTERS

A. Recommendation on Chapter 7 (Temporary Uses, Structures and Activities) and Related Amendments to Chapter 2 (Definitions) and Chapter 4 (Project Review and Exempt Activities)

B. Recommendation on Chapter 30 (Setback Provisions of Design Standards)

C. Recommendation on Public Facilities List for 1988-92

D. Recommendation on Recreation Facilities List for 1988-92
E. Recommendation on Regional Plan Amendments to Plan Area Statements 004 and 006 to Allow Regional Health and Safety Facilities as Permissible Uses and to Change Maximum Permissible Community Noise Equivalent Level (CNEL)

F. Recommendation on Chapter 11 (Foundations)

G. Status Report on 208 Plan Amendments

VI REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

D. Public Interest Comments

VII CORRESPONDENCE

VIII PENDING MATTERS

IX ADJOURNMENT
February 29, 1988

To: The Advisory Planning Commission

From: The Staff

Subject: Chapter 7 and Related Amendments

Attached is the most recent draft of Chapter 7 and the related amendments. The redraft was necessary due to Governing Board comments. The APC Temporary Use Committee will meet on Monday, March 7 to review the redraft. Staff will advise the APC of the Committee's recommendations at the meeting.
Chapter Contents

7.0 Purpose
7.1 Applicability
7.2 General Standards
7.3 Temporary Uses
7.4 Temporary Structures
7.5 Temporary Activities within Community Plans or Special Event Areas
7.6 Standards for Temporary Activities
7.7 Seasonal Projects Distinguished
7.8 Existing Seasonal and Short-Term Projects

7.0 Purpose: This chapter sets forth the regulations governing temporary uses, structures and activities and procedures for review of such projects.

7.1 Applicability: This chapter applies to all temporary uses, structures and activities, collectively referred to as temporary projects.

7.2 General Standards: Temporary projects shall not result in impacts that continue beyond or occur after the period of approval. Approval of temporary projects shall be conditioned upon the posting of an appropriate security to insure removal of temporary structures and implementation of mitigation measures and other conditions of approval. Temporary projects shall be exempt from the provisions of Chapter 33 and the mitigation fee requirements of Chapters 20, 56, 82 and 93. Prior to approval of a temporary project, site inspection shall be conducted to determine if the project area is capable of withstanding the impacts of the project and can be feasibly restored to its original condition or better. Temporary projects shall comply with applicable provisions of the Code unless specifically exempted.

7.3 Temporary Uses: TRPA may approve a temporary use for a period not to exceed six months and may approve one six-month extension. A temporary use shall be reviewed in accordance with the applicable plan area statement. A use not listed in a plan area statement shall be reviewed as a special use in accordance with Subsection 18.1.B.

7.4 Temporary Structures: Except as set forth in Subsections 7.4.B and 7.4.C, TRPA may approve a temporary structure for a period not to exceed six months and may approve one six-month extension.
7.4.A Review Standards: Temporary structures shall be exempt from the requirement in Chapter 25 to install permanent BMPs. A temporary structure associated with a temporary activity shall comply with the standards set forth in Section 7.6. In approving a temporary structure, TRPA shall determine the expiration date based upon the anticipated length of the associated use or activity.

7.4.B Temporary Classrooms: Temporary classrooms for public schools may be approved for a period not to exceed three years. Temporary classrooms approved for a period in excess of one year shall comply with the permanent BMP requirement of Chapter 25.

7.4.C Temporary Structures Associated With Construction: Temporary structures associated with the construction of a TRPA-approved project may be approved for a period consistent with the construction schedule of the project.

7.5 Temporary Activities within Community Plans or Special Event Areas: A temporary activity in a community plan area or TRPA-approved special event area shall comply with the following standards:

7.5.A Community Plan Area: An adopted community plan may set standards for temporary activities which are equal or superior to the standards in Section 7.6. Upon adoption of the community plan, the community plan standards for temporary activities, if any, shall supersede the standards in this chapter.

7.5.B Interim Community Plan Standards: Until adoption of a community plan with temporary activity standards, or if the adopted community plan does not include such standards, the provisions of Section 7.6 shall apply to temporary activities in community plan areas.

7.5.C Special Event Areas: TRPA may approve special event areas as designated sites for temporary activities. A special event area shall be reviewed as a special use in accordance with Subsection 18.1.B.

(1) Temporary activities may occur in the special event area without further TRPA review consistent with the project approval for the special event area.

(2) A community plan shall consider designation of a special event area within the community plan boundaries. A special event area project may be approved by TRPA in conjunction with adoption of a community plan.

7.6 Standards For Temporary Activities: Except as otherwise provided in Section 7.5, temporary activities shall comply with the following standards:
7.6.A Land Coverage: A temporary activity may create temporary land coverage and disturbance subject to following conditions:

(1) The temporary coverage or disturbance shall be the minimum necessary for the activity;

(2) The activity shall not include grading or vegetation removal which requires a TRPA permit;

(3) No coverage or disturbance, except as exempted from TRPA review in Chapter 4, shall be permitted in land capability districts 1a, 1b(SEZ), 1c, 2, 3 or the backshore unless the land to be covered or disturbed is presently disturbed and there is no feasible alternative which reduces the impacts of continued disturbance.

(4) Temporary coverage shall be removed, disturbed areas associated with the activity shall be revegetated and other required mitigation measures shall be implemented upon completion of the activity.

7.6.B Parking: If there is good cause to question the sufficiency of parking for the temporary activity, the applicant may be required to submit a parking analysis and plan pursuant to Chapter 24. A parking plan shall include an identification of available parking, a proposed parking plan and identification of impacts which may result from the plan and mitigation measures necessary to offset such impacts, and a program to ensure implementation of the plan and mitigation measures.

(1) Parking for temporary activities may be approved for unpaved, offsite or onstreet areas, subject to the conditions of Section 7.6.A, where applicable.

7.6.C BMPs: Temporary activities shall comply with the requirement for installation of temporary BMPs in Chapter 25. If the temporary activity causes or perpetuates land disturbance, the applicant may be required to implement permanent BMPs on all or a portion of the project area.

7.6.D Outdoor Advertising: Temporary activities shall comply with the standards for temporary signs set forth in Chapter 26 or the interim standards in Ordinance 87-8, as applicable.

7.6.E Noise: Temporary activities shall be exempt from the noise limitations set forth in Chapter 23. Notwithstanding the foregoing, prior to approving a temporary activity which may exceed such limitations, TRPA shall provide notice and an opportunity to be heard. TRPA may approve such temporary activities provided it finds that:
(1) The activity is not injurious or disturbing to the health, safety and general welfare of persons or property in the neighborhood, and the general welfare of the Region, and that the applicant will take reasonable steps to protect against such injury and to protect the land, water and air resources of the applicant's property and that of surrounding property owners, and

(2) That the activity is in a plan area designated commercial, public service or tourist, limited to no more than ten hours duration and is between the hours of 8:00 a.m. to 10:00 p.m., or that the activity is a race or exhibition, is limited to no more than six hours' duration and is conducted during daylight hours.

7.6.F Traffic Mitigation: For a temporary activity that includes the closure of a traffic lane or intersection of a state or federal highway for more than one hour, or the closure of U.S. 50 at any point between the South Wye and Kingsbury Grade for any period of time, the applicant shall submit a traffic analysis pursuant to Subsection 93.3.B. Other temporary activities are exempt from the requirements of Chapter 93.

7.6.G Existing Temporary Activities: A temporary activity which was permitted and did occur on or after July 1, 1986, may be repeated in accordance with the terms of the previous permit, if any, without further TRPA review until July 1, 1990 or until expiration of the permit, whichever is earlier.

7.7 Seasonal Projects Distinguished: Except as set forth above, uses and structures which exist annually for more than 14 consecutive days shall not be considered temporary projects.

7.8 Existing Seasonal and Short-Term Projects: Existing short-term or seasonal uses and structures shall be permitted to continue for the duration of the applicable permit.
CHAPTER 2 AMENDMENT
(Related to Chapter 7)

Temporary Activity: A temporary activity is an organized event which does not occur more than four times in a calendar year and which does not exceed fourteen consecutive days in duration. Activities which are within the scope of a primary use, are conducted within the project area, and which would not otherwise require TRPA review and approval, are not deemed temporary activities. Examples of such activities are: a golf tournament at a golf course, or a ski race at a ski area.

Temporary Use: A temporary use is a primary use which does not exceed a period of twelve months.

Temporary Structure: A temporary structure is a structure which is approved for a limited time as set forth in Chapter 7.

Temporary Project: A temporary project is a temporary use, activity or structure.
4.6 Temporary Projects: The following activities are not subject to review and approval by TRPA provided they do not result in the creation of additional land coverage or disturbance or relocation of land coverage. Exemption of activities from TRPA review and approval shall not be construed to exempt such activities from applicable provisions of the Code.

4.6.A Temporary Activities: The following temporary activities are exempt.

(1) Temporary activities which:

(a) Do not cause parking on unpaved areas;
(b) Do not create or relocate land coverage or disturbance;
(c) Do not require closure of a traffic lane or intersection of a state or federal highway for more than one hour, or the closure of U.S. 50 at any point between the South Wye and Kingsbury Grade for any period of time;
(d) Do not create noise in excess of the limits in Chapter 23; and
(e) Does not exceed fourteen consecutive days in duration and will not occur more than four times in a calendar year.

(2) Temporary activities in TRPA-approved special event areas in accordance with the TRPA approval.

(3) Temporary activities which are reviewed and approved by local government, Forest Service, or state agency pursuant to a memo of understanding with TRPA consistent with Chapter 7.

4.3.H Holiday Outdoor Retail Sales: An outdoor retail sales use associated with a state or federal holiday, is exempt provided the use does not cause parking on unpaved areas, does not operate for more than six consecutive weeks in a twelve month period, is located in a plan area designated commercial, public service or tourist and a statement is filed pursuant to Section 4.3.
MEMORANDUM

March 1, 1988

To: Advisory Planning Commission

From: TRPA Staff

Subject: Proposed Amendment to Chapter 30
(Setback Provisions of Design Standards)

Current Provision: Subparagraph 30.5.D(1) of the Code requires that all buildings be setback a minimum of 20 feet from property lines adjacent to public rights-of-way. TRPA may reduce the setback for a project if TRPA finds that a reduction would minimize the amount of grading and disturbance that would otherwise result from construction of improvements necessary to meet off-street parking requirements.

Problem: TRPA staff has had difficulty implementing the setback standard, especially for buildings located on corner parcels. In many instances the TRPA setback standard is inconsistent with local government setback standards. The TRPA setback standard does not adequately address the many special situations that exist with respect to building setbacks. Required building setbacks should vary depending on such elements as use, density, building height, subdivision design, and potential visual impacts.

Discussion: Local governments in the Tahoe Region all have building setback standards that vary depending on use, density, community design and other factors. Except in one area, the setback standards established by local government are generally adequate and consistent with the TRPA Region Plan and thresholds. The one area of special concern to TRPA is setback standards adjacent to the major transportation corridors that are rated as part of the scenic resources threshold. In applying setback standards along these roadways, special consideration should be given to the potential for scenic impacts that may affect the TRPA scenic threshold.

Solution: Staff is proposing to amend Chapter 30 to require TRPA review and approval of building setbacks only in cases where local government has approved a variance to their setback standards on parcels located along a roadway unit affected by the TRPA scenic resources threshold. Elsewhere in the Region, building setbacks would be established and implemented by local government.
Memo to Advisory Planning Commission
Proposed Amendment to Chapter 30
Page 2

Ordinance Language: Staff proposes to amend Subparagraph 30.5.D(1) as follows:

30.5.D Setback Standards: The setback standards are:

(1) Buildings shall be setback a minimum of 20 feet from the applicable property lines adjacent to a public right-of-way; TRPA may reduce this setback for a project if TRPA finds that a reduced setback would minimize the amount of grading and site disturbance that would result from construction of improvements necessary to meet local off-street parking requirements. Building setbacks in the Region shall be in accordance with applicable local government setback standards, except as set forth below.

(a) For parcels abutting roadways rated in the TRPA's Scenic Resources Inventory, the minimum building setback from the right-of-way of such roadways shall be 20 feet. Decks, other than for off-street parking, stairs, canopies, buildings, or roof overhangs shall not intrude into the 20 foot setback established in this subparagraph. TRPA may approve building setbacks less than 20 feet if TRPA finds that the project will not cause a decrease in the numerical ratings assigned to the roadway unit, including the scenic quality rating of the individual resources within each unit, as recorded in the 1982 Scenic Resources Inventory and shown in Tables 13-3 and 13-8 of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, October 1982. The criteria for rating scenic quality as identified in the study report cited herein shall be used to determine if a project will cause a decrease in the numerical rating.

(b) Buildings, other structures and land coverage shall be setback from SEZs in accordance with Chapter 37. Technical Appendix I: Procedures for Identifying and Delineating the Boundaries of SEZs and Establishing Setbacks.

(c) Other setbacks are set forth in Chapter 64.

Environmental Document: The proposed amendment does not significantly change the required setbacks for buildings in the Region, while requiring TRPA review and approval of reduced setbacks that may affect attainment and maintenance of the scenic threshold. Staff intends to prepare a Statement of No Significant Effect and provide evidence at the March Governing Board meeting on which to make the findings required by Chapter 6 of the Code.

3/1/88

AGENDA ITEM V.B
MEMORANDUM

February 29, 1988

To: APC

From: TRPA Staff

Subject: TRPA List of Additional Public Service Facilities 1988-1992

The TRPA Governing Board is required by Chapter 33 of the Code to adopt the subject list and to update it at the beginning of each year. The staff sent a copy of the attached memo (Attachment 1) to the listed public service agencies (Attachment 2) requesting projects to be included on the list.

The additional Public Service Facilities list 1988-1992 (Attachment 3) was prepared from the response. This list was first shown to the APC at its January meeting. Since then it has been recirculated and some additions have been made to the list.

The Code limits the list to certain public facilities, generally projects that create additional capacity. Also, projects not on the list may be added at a later date. (See Attachment 1 for details.)

This list is for screening and coordinating public service projects and does not constitute project approval or denial. Approval of this list is not considered to have a substantial impact on the environment.

Action Requested

The staff requests that the APC review and comment on the list. Based on comments and recommendations from the APC, staff will prepare a final list for Governing Board review and approval in March.

Recommendations

Staff recommends a positive APC recommendation on the TRPA list of additional public service facilities.

Attachments

(1) Memo to P.S. agencies with Section 33.5 of Code
(2) Mailing List of Public Agencies
(3) List of Additional Public Service Facilities 1988-1992 (includes most current draft of Action Element, Transportation Plan)
MEMORANDUM

October 27, 1987

To: Public Service Agencies

From: Gordon Barrett

Subject: TRPA List of Additional Public Service Facilities 1988-1992

Chapter 33 of the recently adopted Code (Section 33.5 attached) requires TRPA to prepare a list of proposed public service facilities which are to be constructed in the next five years. In order for TRPA to approve one of the facilities specified by Section 33.5, the public service project must be on the list.

What PS Uses Need to be on the List? The uses listed in subparagraph 33.5.A(1) are the types of uses that are to be included on the list. Public service uses covered by a master plan and other public service uses listed in 33.5.A(1) are not required to be on the TRPA list prior to TRPA action. Definitions of the TRPA use classifications are attached for your convenience.

What Type of Projects for the Eligible Uses Need to be on the List? Only facilities which are considered to be "additional" as described in subparagraph 33.5.A(2) are to be included on the list.

Is This Similar to the Previous TRPA List? Yes, this is a continuation of the recent practice of listing upcoming public service projects. However, since the court action which required the previous list is over, the list is narrowed to include the major projects described above. The purpose of the new list is to identify and coordinate major public service projects occurring in the next five years. This list will be updated every January.

What if You are not on the List? If an unforeseen project or change arises that needs to be on the TRPA list, there are provisions for adding a project to the list. This may happen at any time subject to the TRPA Governing Board making the findings set forth in subparagraph (4).

How do You Get on the List? Fill out the attached form for each individual project you propose which is required to be on the list. Mail the forms to Attention: Gordon Barrett, TRPA, P.O. Box 1038, Zephyr Cove, NV 89448. These forms should be submitted before December 15, 1987 to be assured inclusion on the January 1988 list. If you have any questions please call me at (702) 588-4547.

ATTACHMENT 1
1988-1992
Public Service and Facility Project List Form

1. Agency __________________________________________

2. Department ______________________________________

3. Name of Project __________________________________

4. Location _________________________________________

5. Description of Additional Facility __________________

6. Statement of Need _________________________________

7. Creates additional land coverage: Yes ___ No ___

8. Estimated cost $ __________________

9. Estimated date of implementation/purchase 19___

10. Increases service capacity: Yes ___ No ___

11. Outside funding sources: Yes ___ No ___

   If yes, name source ________________________________

For office use only:

APN ____________________        REC ____________________

PAS ____________________        PS ____________________

TRAN ____________________
33.5 Regulation Of Additional Public Service Facilities: TRPA shall regulate the rate and distribution of additional public service development as follows:

33.5.A Requirement Of Appearance On List Of Additional Public Service Facilities: No person shall construct a project or commence a use, which creates additional public service unless the project or use appears on the list of additional public service facilities prescribed by this Subsection. In order to construct the additional public service facilities or commence the public service facilities use or activity, the person proposing same shall comply with all other applicable provisions of this Code. Public service facilities, which are within a specific or master plan adopted by TRPA pursuant to Chapter 16, are exempt from this requirement.

(1) Applicable Public Service Facilities: The following public service facilities referred to in Chapter 16 are additional public service facilities eligible for inclusion on the list of additional public service facilities: airfields; convention and assembly facilities; government offices; hospitals; pipelines and power-transmission facilities; power generating; public health and safety facilities; public utility centers; publicly-owned government meeting; schools (colleges only); transit stations and terminals (excluding bus shelters); transportation routes; and solid waste collection stations.

(2) Definition Of "Additional" Public Service Facilities: Public service facilities are considered "additional" if they are to be created pursuant to a TRPA approval issued on or after January 1, 1987. The conversion of an existing nonpublic facility use to a use constituting a public facility is an additional public facility subject to this chapter. The following are not "additional" public service facilities:
(a) The reconstruction or replacement, on the same parcel, of legally existing public service facilities;
(b) Modifications to legally existing public service facilities and accessory uses thereto, that do not create additional service capacity;
(c) Public or quasi-public utility service connections;
(d) Replacement or reinforcement of pipelines or transmission lines which results in no significant increase in service capacity; and
(e) Telephone lines, local distribution facilities and similar facilities.

(3) Preparation Of List: TRPA, in consultation with all appropriate public service entities, shall prepare a list, including a description, of all additional public service facilities, included in the categories in Subparagraph 33.5.A(1), which are anticipated for construction during the first five-year period of the Regional Plan. The list shall be updated, and amended accordingly, at the beginning of each calendar year. The Governing Board shall adopt and amend the list, provided proposed projects meet the criteria in Subparagraph (4) below.

(4) Eligibility For Inclusion On List: Projects included on the list shall be projects, for which the sponsoring entity demonstrates, and TRPA finds that:

(a) There is a need for the project;
(b) The project complies with the Goals and Policies, applicable plan area statements, and this Code;
(c) The project is consistent with the TRPA Capital Improvement Program;
(d) The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity;
(e) Where the project was unforeseen and action is required before the next annual update, or the project relates to an emergency involving the public health, safety and general welfare, the project must be placed upon the list immediately;
(f) Where the proposed project is to be located within the boundaries of community plan area then, to the extent possible consistent with public health and safety, the project will be compatible with the applicable community plan; and

(g) Where a public service project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process.
Definitions for Chapter 18 of the Code of Ordinances

Airfields, Landing Strips and Heliports: Transportation facilities used for the landing or take-off of aircraft, including helicopters; also, any appurtenant areas used for airport buildings and accessory facilities, including terminals, aircraft sales and rentals, and fueling facilities. This definition includes uses such as airports, heliports, helipads, and seaplane bases.

Collection Stations: Establishments engaged in the temporary accumulation and storage of recyclable discarded materials, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular, and consistent schedule. (Does not include automobile wrecking yards or any recycling processing facilities, which are listed under Recycling and Scrap; does not include storage of toxic or radioactive waste materials.)

Government Offices: Buildings containing offices for public agencies including administrative offices, meeting rooms, and regional post offices, but does not include offices that are incidental and accessory to another government use, such as transit terminals, vehicle storage, campground, or storage yards.

Hospitals: Establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.

Publicly Owned Government Meeting (Local Assembly and Entertainment): Facilities for public assembly and entertainment for the local community not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.

Local Public Health and Safety Facilities: Facilities operated by public or quasi-public entities for the local protection of the public such as fire stations and other fire prevention facilities, police and sheriff substations, highway maintenance and snow removal facilities, water tanks, pumps, and related facilities, and sewage pumps and related facilities, and emergency medical services.

Pipelines and Power Transmission: Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum such as gasoline and fuel oils; natural gas; mixed, manufactured or liquefied petroleum gas; or the pipeline transmission of other commodities. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities; not including offices or service centers (classified in "Professional Offices"), equipment and material storage yards (classified under "Storage Yards"), distribution substations (classified under "Public Utility Centers"), power plants (classified under "Power Generating Plants").

Power Generating: Establishments engaged in the generation of electrical energy for sale to consumers. Transmission lines located off the site of the power plant are included under "Pipelines and Power Transmission." Electrical substations are included under "Public Utility Centers."
Convention and Assembly Facilities (Public Owned Assembly and Entertainment): Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people such as public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.

Public Utility Centers: Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service. These uses include: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. These uses do not include office or service centers (classified in "Professional Offices or Government Offices").

Recycling and Scrap: Establishments engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Does not include terminal waste disposal sites, which are prohibited, and does not include temporary storage of toxic or radioactive waste materials.

Regional Public Health and Safety Facilities: Regional facilities operated by public or quasi-public entities for protection of the public such as fire stations and other fire prevention facilities, water and sewage facilities, transportation maintenance/storage facilities, police and sheriff substations and headquarters, including interim incarceration facilities able to accommodate a maximum of 100 prisoners at one time, and emergency facilities.

Schools - College: Junior colleges, colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training.

Transit Stations and Terminals: Passenger stations for vehicular and mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Including, but not limited to, buses, taxis, railway, ferries, etc.

Transportation Routes: Public right-of-ways which are improved to permit vehicular, pedestrian, and bicycle travel.
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<td>Scott Cable of Meyers</td>
<td>Mike Harper</td>
<td>P. O. Box 11130</td>
<td>Reno, NV 89520</td>
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<td></td>
<td>Meeks Bay Fire Protection</td>
<td>P. O. Box 189</td>
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<td>El Dorado County General Services</td>
<td>330 Fair Ln.</td>
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<td>North Tahoe Fire Protection</td>
<td>Raymond Martin</td>
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<td>So. Tahoe Fire Protection</td>
<td>Bert L. Cherry</td>
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<td>Placer County General Services</td>
<td>11414 B Avenue</td>
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<td>Tahoe Douglas Fire Protection</td>
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<td>Douglas County John Renz</td>
<td>P. O. Box 218</td>
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<td>Lakeside Community Hospital</td>
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<td>Barton Memorial Hospital</td>
<td>Ronald Newton</td>
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<td>City of So. Lake Tahoe Gary Marchio</td>
<td>P. O. Box 1210</td>
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<td>Tahoe Paradise Water and Gas George Baron</td>
<td>P. O. Box 11117</td>
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<td>Lukins Brothers</td>
<td>Danny Lukins</td>
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Independent Sanitation
O. Box 7102
Incline Village, NV 89450

Nevada State Parks
201 So. Fall St, Rm 119
Carson City, NV 89710

Joe Caraveo
General Manager/Postmaster
Western Region
880 Cherry Ave, Ste 450
San Bruno, CA 94066

U.S. Forest Service
P. O. Box 8465
So. Lake Tahoe, CA 95731

Caltrans
Attn: Dana Cowell
P. O. Box 911
Marysville, CA 95901

Cal-Vada Aircraft
P. O. Box 265
Homewood, CA 95718

California State Parks
P. O. Box 2390
Sacramento, CA 95811

NDOT
Attn: Dennis Barry
1263 S. Stewart St.
Carson City, NV 89712

ATTACHMENT 2
TRPA List of Additional Public Service Facilities 1988-92 Which Result in Additional Public Service

Chapter 33, of the TRPA Code of Ordinances, Allocation of Development, requires the TRPA to prepare a list of proposed public service projects. This list is limited to the facilities in the categories listed below which constitute additional public service facilities as defined in Subparagraph 35.5.A(2).

The listed public service projects have been considered under the eligibility findings of subparagraph 33.5.A(4) and may be considered for construction by the TRPA. Minor projects not required to be on the list and projects covered under a master plan are exempt from the listing procedure.

I. AIR FIELDS, LANDING STRIPS AND HELIPORTS

A. Lake Tahoe Airport - Master plan in progress.

B. Homewood Seaplane Base - No reply.

II. COLLECTION STATIONS

A. South Tahoe Refuse - No reply.

B. Independent Sanitation - No reply.

C. Tahoe Truckee Disposal - No reply.

III. GOVERNMENT OFFICES

A. Federal - No request.

B. State - No request.

C. Local

1. Incline Administration Building

Description and Need: A 13,000 square foot office and justice court building to consolidate numerous county facilities now located around Incline.

Applicant: Washoe County Public Works Department

Location: PAS 045

Construction Date: 1989

Cost: $1,600,000

Eligibility Findings: Yes
2. **TCPUD Administration Building**  
Description and Need: A new office building to consolidate district facilities to one site.  
Applicant: TCPUD  
Location: PAS 001A  
Construction Date: 1992  
Cost: $600,000

3. **Administrative Office Expansion**  
Description and Need: Construct a 2,000 square foot addition for administration, accounting and data processing.  
Applicant: NTPUD  
Location: PAS 024A  
Construction Date: 1992  
Cost: Unknown  
Eligibility Findings: Yes

4. **Expansion of IVGID Main Office**  
Description and Need: Construct an addition to main office to accommodate customer services for recreation and engineering departments.  
Applicant: IVGID  
Location: PAS 045  
Construction Date: 1988  
Eligibility Findings: Yes

IV. **HOSPITALS**

A. **Barton Memorial Hospital**

1. **Physical Therapy Department**  
Project Description and Need: Construct a new 2,700 square foot building for post surgical therapy.  
Applicant: Barton Hospital  
Location: PAS 110  
Construction Date: 1988  
Cost: $300,000  
Eligibility Findings: Yes

B. **Lakeside Community Hospital - Only minor projects.**

V. **PUBLICLY OWNED ASSEMBLY AND ENTERTAINMENT FACILITIES**

A. **Incline Village Community Center**  
Description and Need: A multi-functional community center building to serve the residents of Incline.  
Applicant: Washoe County Parks and Recreation  
Location: PAS 048  
Construction Date: 1988  
Cost: $3,000,000  
Eligibility Findings: Yes

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ATTACHMENT 3
B. Valhalla Boat House Conversion
Description and Need: Convert the Valhalla Boat House to a small public theater (350 people) to meet existing demand for such a facility.
Applicant: USFS
Location: PAS 127
Construction Date: 1988
Cost: Unknown
Eligibility Findings: Yes

C. Incline Park Amphitheater
Description and Need: Construct a amphitheater for summer arts programming to meet existing demand for such a facility.
Applicant: IVGIS
Location: PAS 048
Construction Date: 1989
Cost: Unknown
Eligibility Findings: Yes

VI. LOCAL PUBLIC HEALTH AND SAFETY FACILITIES
A. Federal - No request.
B. State - No request.
C. Local

1. Mt. View Estates Fire Station
Description and Need: A small residential area fire station to serve the Mt. View Estates area.
Applicant: Lake Valley Fire Department
Location: PAS 132
Construction Date: 1992
Cost: $200,000
Eligibility Findings: Yes

2. Zephyr Cove Fire Station
Description and Need: Replace three buildings with one larger building to house larger modern equipment.
Applicant: Tahoe Douglas Fire District
Location: PAS 066
Construction Date: 1988/89
Cost: $400,000
Eligibility Findings: Yes

VII. PIPELINES AND POWER TRANSMISSION
A. Gas - Only minor projects.
B. Electric

1. **Kings Beach/Brockway Summit Upgrade**
   Description and Need: Rebuild existing 650 power line to 120kv line to provide greater load transfer capability for reliability.
   Applicant: Sierra Pacific Power
   Location: PAS 019
   Construction Date: 1992
   Cost: $1,000,000
   Eligibility Findings: Yes

2. **North Tahoe 129 kv Tie**
   Description and Need: Construct a 120 kv line from Incline to Kings Beach Substations to provide for addition load transfer capability.
   Applicant: Sierra Pacific Power
   Location: PAS 019
   Construction Date: 1992
   Cost: $1,500,000
   Eligibility Findings: Yes

3. **Stateline to Meyers Line Conversion**
   Description and Need: Replace existing 640 line with a 120 kv line to provide additional load transfer capability.
   Applicant: Sierra Pacific Power
   Location: PAS 095
   Construction Date: 1992
   Cost: $1,000,000
   Eligibility Findings: Yes

VIII. POWER GENERATING - No request.

IX. PUBLIC UTILITY CENTERS

A. Sewer

1. **STPUD Plant Expansion**
   Description and Need: Expansion of the sewer treatment plant from 7.5 mgd to 8.7 mgd treatment capacity to meet future TRPA Plan growth.
   Applicant: STPUD
   Location: PAS 098
   Construction Date: 1989
   Cost: $5,000,000
   Eligibility Findings: Yes

2. **STPUD Emergency Retention Basin #2**
   Description and Need: A 18 million gallon pond with wash down facilities to prevent spills to Lake Tahoe.
   Applicant: STPUD
   Location: PAS 101
   Construction Date: 1989
   Cost: $2,500,000
   Eligibility Findings: Yes

ATTACHMENT 3
3. Storage Facility
Description and Need: Construct a storage building to house the equipment used for maintenance.
Applicant: NTPUD
Location: PAS 024A
Construction Date: 1992
Cost: Unknown
Eligibility Findings: Yes

B. Water - No request.
C. Electrical - No request.
D. Telephone
1. Homewood Central Office
Description and Need: Replace existing central building with smaller modular building and replace equipment with modern equipment.
Applicant: Pacific Bell
Location: PAS 159
Construction Date: 1990
Cost: $250,000
Eligibility Findings: Yes

E. Gas - No request.
F. TV Cable - No request.

X. REGIONAL PUBLIC HEALTH AND SAFETY FACILITIES
A. Police
1. Placer County Criminal Justice Facility/DPW Relocation
Description and Need: Demolition of existing DPW yard, construction of new jail, and remodel of old County offices.
Applicant: Placer County
Location: PAS 006
Construction Date: 1988
Cost: $3,500,000
Eligibility Findings: Yes

B. Fire - See local public health and safety facilities.
C. Maintenance Yards

1. Placer County Department of Public Works, TART and Search and Rescue
Description and Need: Relocate the Placer County Department of Public Works yard, build a TART maintenance facility and build a search and rescue building.
Applicant: Placer County
Location: PAS 004
Construction Date: 1988
Cost: NA
Eligibility Findings: Needs PAS Amendment
2. **Sweetwater Storage Building**  
Description and Need: Construct a winter storage facility for TVGID vehicles and equipment to prevent freeze-ups.  
Applicant: TVGID  
Location: PAS 054  
Construction Date: 1989  
Construction Cost: $75,000  
Eligibility Findings: Yes

3. **TCPUD Parks and Recreation Maintenance Building**  
Description and Need: Construct a new 4,000 square foot maintenance building to consolidate TCPUD facilities.  
Applicant: TCPUD  
Location: PAS 001A  
Construction Date: 1992  
Construction Cost: $100,000  
Eligibility Findings: Yes

D. Transportation - No request.

E. **Water and Sewer**

1. **Echo View Estates/Angora Intertie**  
Description and Need: Pipeline to connect Echo View Estates to the Angora water system to provide backup water supply.  
Applicant: STPUD  
Location: PAS 118, 134, and 132  
Cost: $60,000

2. **STPUD Water Well**  
Description and Need: New water well to meet future growth.  
Applicant: STPUD  
Location: Unknown  
Construction Date: 1991  
Cost: $400,000  
Eligibility Findings: Need more information

3. **STPUD Stateline Storage Tank**  
Description and Need: A new storage tank adjacent to the Stateline Reservoir to provide additional storage to meet fire flow and peak water demands.  
Applicant: STPUD  
Location: PAS 080  
Construction Date: 1991  
Cost: Unknown  
Eligibility Findings: Yes

4. **Tahoe Hills Tank**  
Description and Need: Replace existing tank with a larger 175,000 gallon tank to meet fire flow requirements.  
Applicant: TCPUD  
Location: PAS 149  
Construction Date: 1988  
Cost: $110,000  
Eligibility Findings: Yes
5. **Tahoe City Well**
Description and Need: New domestic water well and connecting pipeline to meet peak demand and fire flows.
Applicant: TCPUD
Location: PAS 001
Construction Date: 1989
Cost: $150,000
Eligibility Findings: Yes

6. **McKinney Well and Tank**
Description and Need: A new well and 150,000 gallon tank to meet peak demand and fire flows.
Applicant: TCPUD
Location: PAS 158
Construction Date: 1989
Cost: $210,000
Eligibility Findings: Yes

7. **West Shore Main**
Description and Need: Upgrade existing line 6,336 feet of new 12 inch water main to meet fire flow requirements.
Applicant: TCPUD
Location: PAS 171
Construction Date: 1989
Cost: $253,400
Eligibility Findings: Yes

8. **Tahoe City Storage Tank**
Description and Need: New 500,000 gallon water tank to meet peak demand and fire flow requirements.
Applicant: TCPUD
Location: PAS 002
Construction Date: 1991
Cost: $600,000
Eligibility Findings: Yes

9. **Carnelian Heights #3 Tie In**
Description and Need: A new 6 inch water main to alter pressure zones.
Applicant: Fulton Water Company
Location: PAS 013, 014
Construction Date: 1990
Cost: $15,000
Eligibility Findings: Yes

10. **National Water Storage Project**
Description and Need: Construct a 500,000 gallon water storage tank and transmission line to replace open reservoirs.
Applicant: NTPUD
Location: PAS 024A
Construction Date: 1989
Cost: $350,000
Eligibility Findings: Yes
11. Dollar Force Main
Description and Need: Install a 3,300 feet force main from an existing pump station to the top of Dollar Hill.
Applicant: NTPUD
Location: PAS 010
Construction Date: 1990
Cost: $500,000
Eligibility Findings: Yes

12. New Lake Level Water Pump Station
Description and Need: Replacement of existing unreliable and inadequate pump station with reliable station having increased capacity.
Applicant: KGID
Location: PAS 070A
Construction Date: 1989
Cost: $1,500,000
Eligibility Findings: Yes

13. Quail Lake Storage Tank And Treatment Improvements
Description and Need: Construct a new water tank to meet peak demand and fire flow requirements and construct a water treatment plant required by California Department of Health Services.
Applicant: Quail Lake Water Company
Location: PAS 157
Construction Date: 1988
Cost: $500,000
Eligibility Findings: Yes

14. Highlands Water Tank
Description and Need: Construct a new 500,000 gallon water tank and connecting pipeline to meet peak demands and fire flows.
Applicant: TCPUD
Location: PAS 011
Construction Date: 1989
Construction Cost: $400,000
Eligibility Findings: Yes

15. Four Seasons Pipeline
Description and Need: Construct a new pipeline from Four Seasons to Tahoe Tavern Heights to meet peak demands and fire flows.
Applicant: TCPUD
Location: PAS 171 and 173
Construction Date: 1991
Construction Cost: $60,000
Eligibility Findings: Yes
16. **Dollar Point Intake Rebuild**  
Description and Need: Extend intake line and rebuild pumps to upgrade and enlarge facility to meet fire flow demands.  
Applicant: TCPUD  
Location: PAS 010  
Construction Date: 1990  
Construction Cost: $100,000  
Eligibility Findings: Yes

17. **Zephyr Cove Water System Upgrade**  
Description and Need: Replace lake intake line, beach pump station, water storage tanks and distribution mains to provide adequate domestic and fire flows and to end moratorium.  
Applicant: Zephyr Cove Water District  
Location: PAS 067  
Construction Date: 1989  
Construction Cost: $4,500,000  
Eligibility Findings: Yes

18. **DCSID Emergency Detention Ponds**  
Description and Need: Construct six small ponds to prevent potential sewage overflow from reaching the Lake.  
Applicant: DCSID  
Location: PAS 070A  
Construction Date: 1988  
Construction Cost: $25,000  
Eligibility Findings: Yes

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**XI. SCHOOLS - COLLEGE**

A. **Lake Tahoe Community College** - See TRPA approved master plan.

B. **Sierra Nevada College** - Will prepare a master plan.

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**XII. Transit Stations and Terminals** - See TRPA Regional Transportation Plan, Action Element.

**XIII. Transportation Routes** - As noted below and in the attached TRPA Regional Transportation Plan, Action Element.

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**A. Highways and Roads**

1. **Edgewood Circle Access**  
Description and Need: Construct a short access road into and out of the Edgewood Subdivision into a signaled intersection.  
Applicant: City of South Lake Tahoe  
Location: PAS 099  
Construction Date: 1988  
Cost: $35,000  
Eligibility Findings: Yes
B. Bikeways

1. Herbert to Glenwood Pioneer Bike Trail
   Description and Need: Construct a class II bike trail consistent with the SLT Bike Trail Master Plan.
   Applicant: City of South Lake Tahoe
   Location: PAS 094
   Construction Date: 1988
   Cost: $53,000
   Eligibility Findings: Yes

2. Tahoe City Bikeway
   Description and Need: Construct a Class III bike path on Route 28 in Tahoe City from Fairway Drive to the State Park. Construct a Class I bike path along the lakeshore into Tahoe City.
   Applicant: TCPUD and Placer County
   Location: PAS 001A
   Construction Date: 1989
   Construction Cost: NA
   Eligibility Findings: Yes
TRPA has developed a list of programs and capital improvements to carry out the goals and policies. The Action Element also contains a financial strategy for each capital improvement. The financial strategy identifies annualized costs and primary and secondary funding sources.

Community plans which are to be developed for approximately 20 commercial areas around the lake in the next two to three years are expected to assist in implementing the Goals and Policies set forth in this document. Each community plan is required to have a transportation, traffic circulation and parking element.

Mass Transit Improvements

Short Range Transit Plan

In the short term (First Five Years), transit improvements shall be consistent with the adopted Short Range Transit Plan (SRTP). On the south shore, there shall be six fixed routes. These routes will act as collectors in the major neighborhoods in both Nevada and California. Each of the six routes shall have a major portion of the route along Highway 50 in the visitor core. Twenty-four hour service should be provided on four of the six routes. In the visitor core, the combined routes would have ten minute headways throughout the major portion of the day. Fifteen minute headways should be provided in the midnight to early morning period. During the summer periods, service should be provided to the beaches. In addition, demand-responsive zones should be serviced beyond the fixed route areas in both California and Nevada. Figure 48 shows the South Shore Short Range Transit Plan.

On the north shore, regularly scheduled fixed route service would be operated between Tahoma California and Incline Village, Nevada. Thirty minute headways should be provided during most of the day, with 60 minute headways in the evening. During the summer, service would be extended to serve the beaches. Demand responsive zones also should be serviced on the north shore. Figure 49 shows the North Shore Short Range Transit Plan.

Ski Shuttles

Ski shuttle service, in the short term, should continue as is presently provided. Increased coordination between ski areas and additional public and private transportation providers should be developed in the area of scheduling to promote usage.

Additional Mass Transit Improvements

As the SRTP is developed and ridership builds, additional mass transit improvements shall be incorporated. Whereas the SRTP sets the priority for increased transit service, the additional improvements include:

1. Improved headways along beach bus routes during the summer months;
2. An extension of fixed route service into the Kingsbury Grade residential and commercial neighborhoods;

3. An extension of fixed route service to Zephyr Cove during the summer months;

4. Improved headways between Tahoe Keys and the casino core specifically to serve recreation and work trips;

5. Improved headways between the Roundhill/Nevada Beach area and the casino core during the summer months;

6. An intrazonal shuttle in the Tahoe City Highway 28 corridor during the summer months. This should be a short headway, minimal fare service which traverses the corridor;

7. An intrazonal shuttle in the Kings Beach/Tahoe Vista Highway 28 corridor during the summer months. This should be a short headway, minimal fare service which traverses the corridor;

8. A North Star to Kings Beach service during the peak visitor months. This service should be either a fixed route extension or shuttle service;

9. A Heavenly Valley to Stateline fixed guideway "people mover";

10. An extension of the TART system to Truckee with stops near River Ranch, Squaw Valley, and the campgrounds along Highway 89;

11. An expansion of fixed route service on the south shore into the unincorporated portions of El Dorado County. These routes would run primarily along Pioneer Trail, Highway 50, and Lake Tahoe Boulevard. These routes shall be evaluated for benefits resulting from neighborhood penetration;

12. In the long term, a fixed guideway or rail system along the Highway 50 corridor on the south shore shall be given consideration.

13. Evaluation of a tramway between Tahoe City and Alpine Meadows.

**Streets and Highways**

The following list of street and highway improvements and studies has been identified through a coordinated analysis with state and local governments, appointed advisory committees and the public. These improvements are intended to alleviate congestion "hot spots" in the region. The improvements and studies listed, are prioritized for each area of the Basin.

**South Shore**

1. A right turn lane on Route 50 West to Tahoe Keys Boulevard;

2. A free right turn lane and signal timing on Route 50 in the City of South Lake Tahoe from Pioneer Trail to Park Avenue. This project shall be delayed for a period of one year based upon the outcome of the South Shore Redevelopment Plan and EIS;
3. Operational improvements and highway alignments consistent with the circulation element of the South Shore Redevelopment Plan. These improvements must also help to achieve the transportation and air quality environmental thresholds. The circulation element shall consider an extension of Montreal Road to Pioneer Trail near Needle Peak, rerouting of U.S. 50 from around the casino core, and reducing from five lanes to three lanes on Route 50 between Pioneer Trail and the Nevada Loop Road;

4. Evaluation of an alternative route between Meyers and stateline;

5. Evaluation of an alternative route between the South Shore Wye and Roundhill;

6. Evaluation of an alternative route between Al Tahoe Blvd and the Montreal Extension;

7. Evaluation of improving traffic flow and safety on Route 50 from Echo Summit to Meyers;

8. Realignment of the Kingsbury Grade/Route 50 intersection including a free right turn lane from Kingsbury Grade onto Route 50 and two left lanes from Kingsbury onto Route 50;

9. Evaluation of a neighborhood connector road between Eloise Avenue and Ponderosa Avenue, provided environmental impacts can be mitigated;

10. Evaluation of a neighborhood connector road between Ponderosa Avenue and Sussex Avenue, provided environmental impacts can be mitigated;

11. Evaluation of a neighborhood connector road between Sussex Avenue and Freel Peak Avenue, provided environmental impacts can be mitigated;

12. A right turn lane on Route 89 South to Lake Tahoe Boulevard;

13. A right turn lane on Lake Tahoe Boulevard North to Route 50;

14. Improvements to the U.S. 50 corridor between Kingsbury Grade and the Loop Road.

Tahoe City

1. Highway 28 corridor improvements which include a parking reconfiguration from angled to parallel parking (a net reduction of 84 parking spaces), a service road behind the business district between Grove Street and Fairway Drive serving as a parking lot connector, a parking lot adjacent to Grove Street accommodating approximately 100 parking spaces, a parking lot near Fairway Drive or the 64 Acre Tract accommodating approximately 50 parking spaces (see Figure 51);

2. A traffic control device and intersection reconfiguration at Route 28 and Grove Street;

3. Route 89 realignment South of Fanny Bridge crossing the U.S. Forest Service 64 acre parcel to Route 89 near the Caltrans maintenance yard.

ATTACHMENT 3
1. Highway 28 corridor improvements which include parking reconfiguration, a service road behind the business district between Grove Street and Fairway Drive serving as a parking lot connector, a parking lot adjacent to Grove Street and a parking lot near Fairway Drive or the 64 Acre Tract. These improvements must be accompanied by reduced parking on Highway 28 to reduce parking friction and improve levels of service through the corridor from D/E to C/D in the year 2005.
Kings Beach and North Stateline

1. Improvement at the intersection of Routes 28/267, including a left turn storage lane on Route 28 to Route 267, and a free right turn lane on Route 28 to Route 267;

2. A Route 28 corridor study to determine parking needs, capacity restraints and ingress/egress improvements.

Incline Village

1. Expansion from two lanes to three lanes on (one travel lane in each direction with a middle turn lane) Route 28 between the intersection of Lakeshore on the east and Lakeshore on the west (see Figure 52);

2. Analysis shall be completed to determine the need for a traffic control light at the intersection of Route 431 and Route 28.

Figures 50 through 53 show proposed operational improvements.

Transportation System Management

Transportation System Management (TSM) measures have been identified as additional means for reducing VMT and traffic congestion in the Lake Tahoe Basin. These measures are considered to have equal prioritization.

1. Educational programs utilizing local media to inform the local and visitor populations about the transportation services available in the Tahoe Basin;

2. Ridership incentives which include reduced employee and student transit fares, free fare days during peak periods or anticipated high carbon monoxide (CO) episodes;

3. Casino employee van pools which serve employee housing and identified high work trip interchange zones;

4. Transit improvements which include bus shelters and turn-outs;

5. Automobile metering from ski area parking lots to reduce peak period highway congestion;

6. Synchronization of Nevada and California traffic signals along Route 50.

7. The U.S. Postal Service will continue to implement the preferred alternative identified in the Postal Service Action Plan. The following service area locations will be studied for suitable NDC locations:
South Shore

Tahoe Sierra Tract
Tahoe Keys
Tamarack Subdivision
Gardner Mountain
Barton Tract
North Upper Truckee Area
Meyers
Ski Run and Pioneer Trail Area
Glenwood Area
Eastern Tahoe Paradise Area (Pioneer Trail)

Tahoe City

Lake Forest
Tahoe Park

Crystal Bay
Incline Village (Subject to the Community Plan in Item 10)

8. If upon evaluation of the Action Plan's established success criteria, the NDCs do not experience a 75 percent box use and a notable reduction in box rental demand at existing post offices and general delivery offices, the TRPA shall work with the U.S. Postal Service to establish alternative means to reduce VMT associated with delivery and for pickup of mail;

9. Community Plan Areas will be developed throughout the Basin. Community plans will enhance pedestrian movement, access control, parking, and integrate existing and future transit systems. Figure 53 shows the proposed community plan areas in the Lake Tahoe Basin.

10. The Incline Village Community Plan shall include an evaluation and recommendation for improvements in the current postal service so as to decrease VMT to the extent feasible.

Social Services Transportation

Because the population of elderly and handicapped persons requiring specialized transportation services is small in the Lake Tahoe Basin, the scope of necessary improvements is also somewhat limited. However, these improvements are very important to the people that need these services. A relatively small amount of increased funding can have a dramatic effect on the quality and level of service that can be provided to the elderly and handicapped.

Recommended improvements to the transportation services currently being provided to the elderly and handicapped residents of the Lake Tahoe Basin include increased funding for operating transportation services, developing service plans for improving transportation services, purchasing needed equipment and constructing necessary pedestrian facilities to improve the accessibility of the transit systems to the elderly and handicapped.

It is recommended that the following actions and improvements be funded. All of these improvements have equally high priorities. Primary revenue sources for these improvements include TDA, UMTA and general funds.
1. Increased revenues and funds to be allocated to service providers for the expansion of transportation services for the elderly and handicapped;

2. Funding for the development of service plans for improving transportation services for the elderly and handicapped;

3. Increased funding for specialized transportation service equipment (wheelchair lift equipped vans) for the elderly and handicapped;

4. Funding for the construction or reconstruction of pedestrian and transit facilities to increase the accessibility of fixed-route transit systems to the elderly and handicapped.

Aviation

An Airport Master Plan and Noise Compatibility Study is being completed by the City of South Lake Tahoe for the South Tahoe Airport. This plan will identify all needed capital improvement projects and levels of general aviation, commercial jet and commuter service utilizing the airport. The plan is subject to the approval by TRPA upon completion. Until that time, the action element of the RTP is to support all general operations, rehabilitation, maintenance, and safety projects proposed by the City of South Lake Tahoe for the South Tahoe Airport, so long as they do not result in an expansion, other than for test or study purposes.

Facility improvements at the South Lake Tahoe Airport shall be set forth in the adopted master plan.

Waterborne

Existing waterborne services primarily satisfy visitor recreation trip purposes. The RTP supports this mode of transportation and encourages implementation of the following waterborne services.

1. Continuation and expansion of waterborne excursion transportation, which includes scenic tours and excursions to areas of historical interest.

2. The initiation of a point-to-point waterborne transportation service between Tahoe City, Kings Beach, Incline Village and the South Shore.
Bikeways

Bikeways within the Tahoe Basin shall be expanded to improve circulation, reduce conflicts between motorists and bicyclists and provide an alternative to the private automobile. Map number 2 shows the existing and proposed bicycle facilities in the Tahoe Basin. In addition to these identified facility improvements, the South Shore Redevelopment Plan and the Tahoe City and Kings Beach Community Plans shall identify additional bikeway facilities which integrate with the bikeway plan.

The major bikeway improvements needed in the Tahoe Basin include:

1. Completion of the class I bikeway from Kingsbury Grade to Roundhill;
2. Completion of a class I or II bikeway from Roundhill to Cave Rock;
3. A class I and III bikeway connecting Park Avenue and the Loop Roads in the South Shore;
4. Completion of a class II bikeway along Pioneer Trail to Meyers;
5. A class I bikeway parallel to Route 50 between Pioneer Trail and the Route 50/89 intersection in Meyers;
6. Completion of a class II bikeway along Lake Tahoe Boulevard and Upper Truckee River Road to Route 50;
7. A class III bikeway along Route 89 between the junction of Route 50 and Luther Pass;
8. A class I bikeway along Route 89 serving the Meeks Bay recreational area;
9. Completion of a class I bikeway along Route 89 North of Tahoe City to Squaw Valley;
10. A class I bikeway from Dollar Hill to Incline Village;
11. A class I bikeway along Route 28 through Incline Village to Marlette Creek;
12. Class I, II and III bikeways along identified local streets of Incline Village.

Pedestrian

Pedestrian movement shall be enhanced in the urban areas of the Lake Tahoe Basin. The following needed pedestrian improvements have been identified by the TRPA and local governments:

1. A separate pedestrian facility parallel to Route 28 through the Tahoe City Urban Area;
2. Separate pedestrian facilities parallel to and on both sides of Route 28 through the Kings Beach Urban Area;
3. Evaluation of a pedestrian separation between the casinos in Crystal Bay.

4. A complete and separate pedestrian facility parallel to Route 50 within the boundaries of the redevelopment area;

5. An elevated or underground pedestrian separation between the High Sierra and Caesar's casinos. This is a control measure identified in the 1982 Air Quality Plan. This control strategy would eliminate the traffic signal at mid block in the casino core and is consistent with the redevelopment plan for the south shore.

6. A pedestrian facility parallel to Route 50 from the casino core to the Kingsbury Grade area.

7. A pedestrian facility parallel to Pioneer Trail from Needle Peak to Route 50.
MEMORANDUM

March 1, 1988

To: The Advisory Planning Commission
From: Agency Staff
Subject: TRPA List of Additional Developed Recreation, 1988-1992

The TRPA Governing Board is required by Chapter 33 of the Code to adopt the subject list and to update it at the beginning of each calendar year. In November, the staff sent a memo (Attachment 1) to the public agencies who provide recreation facilities in the Basin and to private parties who currently operate or had indicated an interest in developing recreational facilities. Also, in December, staff scheduled a workshop to answer questions on the recreation list.

The list (Attachment 2) was compiled based on the information received from recreation project proponents.

The information was reviewed with respect to 33.6 A (2) Definition of Additional Recreation and 33.6 A (4) Eligibility For Inclusion On List (Attachment 3) and for consistency with the respective Plan Area Statements in order to make the findings as noted.

The draft list was recirculated in January and, as a result, a number of new projects have been added to the list. The list has been formatted to correspond with the ordinances and Plan Area Statements. The list will be revised after the policies recommended by the recreation committee and the APC and approved by the Governing Board have been implemented in the ordinances and Plan Area Statements.

The list is for the screening and coordination of recreation projects and does not constitute project approval or denial. Projects may be added to the list at a later date (see Attachment 3.) Approval of this list is not considered to have a substantial impact on the environment.

Action Requested

The staff requests that the APC review and comment on the list. Based on the comments and recommendations from the APC, staff will prepare a final list for the Governing Board to review and approve in March.

JS:jf
3/1/88

AGENDA ITEM V D.
Memo to the APC
Recreation List 1988-1992
March 1, 1988
Page Two

Recommendation

Staff recommends a positive APC recommendation on the TRPA list of additional developed recreation.

Attachments
(1) Memo to Recreation Providers
(2) List of Additional Developed Recreation
(3) Section 33.6 of the Code of Ordinances
MEMORANDUM

November 20, 1987

To: Providers of Public Recreation

From: Jean Shaffer

Subject: TRPA List of Additional Recreation Facilities 1988-1992

Chapter 33 of the recently adopted Code (see Section 33.6, attached) requires TRPA to prepare a list of proposed public recreation facilities which are to be constructed or expanded in the next five years. In order for TRPA to approve a facility as specified by Section 33.6, the recreation project must be on the list. This requirement applies to both privately and publicly developed facilities. The list will be updated every year in January.

What kind of facilities must be on the list? Projects meeting the definition of "Additional Developed Recreation" in Subsection 33.6.A. are required to be on the five year list.

Recreation projects having TRPA approved master plans do not need to be listed. For the purpose of tracking and coordinating recreation development in the Basin, however, an informational list will be kept of projects having approved master plans and projects which are otherwise exempt from the five year list.

What if your project is not on the list? If an unforeseen project or a change arises that needs to be on the list, there are provisions for adding a project to the list. This may happen at any time, subject to the TRPA Governing Board making the findings in subparagraph (4).

How do you get on the list? Fill the attached form for each individual project you are proposing which is required to be listed. Mail the forms to Attention: Jean Shaffer, TRPA, P.O. Box 1038, Zephyr Cove, NV 89448. These forms should be submitted before December 15, 1987 to be assured inclusion on the January list. On December 2, there will be a recreation list workshop from 9:00-11:30 in the TRPA conference room to answer your questions, or you may call me at (702) 588-4547.

Please share this information with others you know who may have an interest in recreation development but may not have indicated their interest to TRPA.

Attachment 1
1988-1992

Recreation Facility Project List Form

1. Agency or Company ___________________________ Phone No. ______

2. Address ______________________________________

3. Department ________________________________

4. Name of Project ______________________________

5. Location __________________________ Plan Area _____

6. Description of Facility or Addition ______________________________

7. Type of Use: Overnight _____ Day Use _____, Season ______

8. Design Capacity of New Facility or Addition _________________________

9. Design Capacity of Existing Facility, (if any) _________________________

10. Statement of Need _____________________________________________

11. Estimated Date of Implementation _______________________________
<table>
<thead>
<tr>
<th>057</th>
<th>SPOOKER VISITOR INFORMATION CENTER</th>
<th>NSF/USFS</th>
<th>DOR</th>
<th>150</th>
<th>A,P,C</th>
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<tr>
<td>125</td>
<td>INTERAGENCY VISITOR INFORMATION CENTER</td>
<td>PRIVATE</td>
<td>DOR</td>
<td>100</td>
<td>A,P,C</td>
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<tr>
<td>174</td>
<td>TAOHE CITY &quot;Y&quot; VISITOR INFORMATION CENTER</td>
<td>USFS/CSP/TCPUD</td>
<td>DOR</td>
<td>60</td>
<td>/2</td>
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2. INTENSIVE BEACH USE

<table>
<thead>
<tr>
<th>017</th>
<th>CARNEILAN DAY PARK</th>
<th>CTC /1</th>
<th>URBAN</th>
<th>100</th>
<th>A,P,C</th>
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<tbody>
<tr>
<td>021D</td>
<td>MOODONES PRESERVATION, ACCESS</td>
<td>CTC /1</td>
<td>URBAN</td>
<td>200</td>
<td>A,P,C</td>
<td>YES</td>
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<td>029</td>
<td>KINGS BEACH, COON STREET LAKE ACCESS</td>
<td>CTC /1</td>
<td>URBAN</td>
<td>300</td>
<td>A,P,C</td>
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<td>037</td>
<td>BURNT CEDAR BEACH PARKING EXPANSION</td>
<td>IVSID</td>
<td>URBAN</td>
<td>100</td>
<td>A,P,C</td>
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<tr>
<td>048</td>
<td>INCLINE BEACH/SKI BEACH ADD PAVED PARKING AREA PAVE OVERFLOW PARKING AREA BUILD COVERED PICNIC AREA</td>
<td>IVSID</td>
<td>URBAN</td>
<td>100</td>
<td>A,P,C</td>
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<table>
<thead>
<tr>
<th>066</th>
<th>ZEPHYR COVE RESORT DAY USE FACILITIES</th>
<th>USFS/PERMITTEE</th>
<th>DOR</th>
<th>160/2</th>
<th>/2</th>
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<tbody>
<tr>
<td>099</td>
<td>REGAN BEACH ACCESS AND VIEW</td>
<td>CSLT</td>
<td>URBAN</td>
<td>A,P,C</td>
<td>YES</td>
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<tr>
<td>102</td>
<td>COVE EAST LAKE ACCESS, DAY USE, PARKING</td>
<td>CTC /1</td>
<td>URBAN</td>
<td>200</td>
<td>A,P</td>
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3. BOAT LAUNCHING RAMPS

<table>
<thead>
<tr>
<th>017</th>
<th>CARNEILAN DAY PARK BOAT RAMP</th>
<th>CTC /1</th>
<th>DOR</th>
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<th>A,P,C</th>
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<tbody>
<tr>
<td>098</td>
<td>EL DORADO BEACH BOAT RAMP OVERFLOW PARKING, PHASE 1</td>
<td>CSLT</td>
<td>DOR</td>
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<td>YES</td>
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<tr>
<td>129</td>
<td>FALLEN LEAF LAKE BOAT LAUNCHING FACILITY</td>
<td>USFS</td>
<td>DOR</td>
<td>50</td>
<td>A,P,C</td>
<td>YES</td>
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</table>

* OR AS FUNDED *: A: APPLICATION, P: PERMIT, C: CONSTRUCTION

Attachment 2
### D. OVERNIGHT USFS

#### 1. GROUP FACILITIES

<table>
<thead>
<tr>
<th>ID</th>
<th>Name</th>
<th>Type</th>
<th>DOR</th>
<th>Type of Access</th>
<th>Usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>024A</td>
<td>NORTH TAHOE REGIONAL PARK SCOUT CAMP</td>
<td>NTPUD</td>
<td>100</td>
<td>A, P, C</td>
<td>YES</td>
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</table>

#### 2. RECREATION VEHICLE PARKS

<table>
<thead>
<tr>
<th>ID</th>
<th>Name</th>
<th>Type</th>
<th>DOR</th>
<th>Type of Access</th>
<th>Usage</th>
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<tr>
<td>076</td>
<td>KAHLE PARK SITE RECREATIONAL VEHICLE PARK</td>
<td>DC</td>
<td>460</td>
<td>A, P, C</td>
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#### 3. CAMPGROUNDS

<table>
<thead>
<tr>
<th>ID</th>
<th>Name</th>
<th>Type</th>
<th>DOR</th>
<th>Type of Access</th>
<th>Usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>057</td>
<td>SPOONER CAMPGROUND</td>
<td>NSF</td>
<td>200</td>
<td>A, P, C</td>
<td>YES</td>
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<tr>
<td>109</td>
<td>TAHOE VALLEY CAMPGROUND</td>
<td>PRIVATE</td>
<td>/3</td>
<td>(1993-1995)</td>
<td>/3</td>
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**Total:** 760
## 11. Non-Foot Recreation Uses

### A. Day Use

<table>
<thead>
<tr>
<th>Project ID</th>
<th>Project Name</th>
<th>Agency</th>
<th>Use</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>008</td>
<td>Skylandia Park Parking to replace on-street parking</td>
<td>TCPUD</td>
<td>URBAN</td>
<td>a, p, c</td>
</tr>
<tr>
<td>0248</td>
<td>Snow Creek Access, Parking, Trails</td>
<td>CTC / I</td>
<td>URBAN</td>
<td>a, p, c</td>
</tr>
<tr>
<td>039</td>
<td>Build Neighborhood Park for Incline Village #2 Subdivision</td>
<td>IYVID</td>
<td>URBAN</td>
<td>a, p, c</td>
</tr>
<tr>
<td>062</td>
<td>Cave Rock State Park Add Picnic Sites</td>
<td>NSP</td>
<td>DOR</td>
<td>a, p, c</td>
</tr>
<tr>
<td>095</td>
<td>Sierra Blvd/Golden Bear Park Master Plan Preparation</td>
<td>EDC</td>
<td>URBAN</td>
<td>a, f, c</td>
</tr>
<tr>
<td>101</td>
<td>Bijou Regional Park</td>
<td>CSLT</td>
<td>URBAN</td>
<td>a, p, c</td>
</tr>
<tr>
<td>111</td>
<td>Tallac Lagoon Natural Area Trails and Trailhead</td>
<td>CSLT</td>
<td>URBAN</td>
<td>a, p, c</td>
</tr>
<tr>
<td>119</td>
<td>Washoe Meadows State Park Day Use, Open Space, Trailhead</td>
<td>CSP</td>
<td>DOR</td>
<td>a, p, c</td>
</tr>
<tr>
<td>119</td>
<td>Lake Valley State Recreation Area Rehabilitation for Master Plan</td>
<td>CSP</td>
<td>DOR</td>
<td>a, p, c</td>
</tr>
<tr>
<td>127</td>
<td>Kiva Picnic Area Increase Picnic Capacity Upgrade Facilities</td>
<td>USFS</td>
<td>DOR</td>
<td>a, p, c</td>
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<tr>
<td>146</td>
<td>Vikingsholm Vista Expand and Pave Parking Area Pave Path to Vikingsholm</td>
<td>CSP</td>
<td>DOR</td>
<td>a, p, c</td>
</tr>
<tr>
<td>146</td>
<td>Eagle Falls/Davyview Vista Reconfigure and Expand Parking Erosion Control</td>
<td>USFS</td>
<td>DOR</td>
<td>a, p, c</td>
</tr>
<tr>
<td>162</td>
<td>Eagle Rock Vista Parking, Trails</td>
<td>CTC / I</td>
<td>URBAN</td>
<td>a, p, c</td>
</tr>
<tr>
<td>174</td>
<td>Tahoe City &quot;Y&quot; (6A Acres) Master Plan III Preparation Probable Phase I River Access Park Entry, Foot Bridge, Restrooms</td>
<td>USFS/CSP/TCPUD</td>
<td>DOR</td>
<td>a, p, c</td>
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</table>

### B. Recreation Centers

<table>
<thead>
<tr>
<th>Project ID</th>
<th>Project Name</th>
<th>Agency</th>
<th>Use</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>024A</td>
<td>North Tahoe Park Recreation Center</td>
<td>NTFUD</td>
<td>URBAN</td>
<td>a, p, c</td>
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### C. Participant Sports

<table>
<thead>
<tr>
<th>Project ID</th>
<th>Project Name</th>
<th>Agency</th>
<th>Use</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>048</td>
<td>Iyvid Tennis Complex</td>
<td>IYVID</td>
<td>URBAN</td>
<td>a, p, c</td>
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</table>
### EXPAND TENNIS COURT CAPACITIES
ADD A COVERED GAZEBO

<table>
<thead>
<tr>
<th>No.</th>
<th>Project Description</th>
<th>County</th>
<th>Location</th>
<th>Access</th>
<th>Invest.</th>
<th>Status</th>
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<tbody>
<tr>
<td>065-074</td>
<td>ZEPHYR COVE PARK SPORT FIELD</td>
<td>DC</td>
<td>URBAN</td>
<td>A,P,C</td>
<td>YES</td>
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### SPORT ASSEMBLY

<table>
<thead>
<tr>
<th>No.</th>
<th>Project Description</th>
<th>County</th>
<th>Location</th>
<th>Access</th>
<th>Invest.</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>E. CROSS COUNTRY SKI</td>
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<td></td>
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<tr>
<td>012</td>
<td>HIGHLANDS CENTER EXPAND INDOOR SPACE FOR CROSS COUNTRY SKIERS, DAY USE</td>
<td>TCFU</td>
<td>URBAN</td>
<td>A,F,C</td>
<td>YES</td>
<td></td>
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<tr>
<td>024A</td>
<td>NORTH TAHOE PARK DAY LODGE CROSS COUNTRY SKI/ DAY CAMP</td>
<td>NTFUD</td>
<td>URBAN</td>
<td>A,P,C</td>
<td>YES</td>
<td></td>
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<tr>
<td>030/053</td>
<td>MOUNT ROSE CROSS COUNTRY SKI COURSE AND TRAILHEAD, MOBILE LODGE</td>
<td>IVBD</td>
<td>URBAN</td>
<td>A,P,C</td>
<td>YES</td>
<td></td>
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<tr>
<td>056/057</td>
<td>SPOONER CROSS COUNTRY SKI COURSE EXPANSION AND WARMING HUTS</td>
<td>NSP</td>
<td>URBAN</td>
<td>A,P,C</td>
<td>YES</td>
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### GOLF COURSES

<table>
<thead>
<tr>
<th>No.</th>
<th>Project Description</th>
<th>County</th>
<th>Location</th>
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<th>Invest.</th>
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<tbody>
<tr>
<td>101</td>
<td>BIJOU GOLF COURSE</td>
<td>CSLT</td>
<td>URBAN</td>
<td>A,P,C</td>
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### OFF ROAD VEHICLE COURSES

<table>
<thead>
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<th>Project Description</th>
<th>County</th>
<th>Location</th>
<th>Access</th>
<th>Invest.</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>095</td>
<td>PIONEER TRAIL OHV COURSE TRAILHEAD, BRIDGES, WAPPS</td>
<td>USFS</td>
<td>DOR</td>
<td>A,P,C</td>
<td>YES</td>
<td></td>
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<tr>
<td>152</td>
<td>MC KINNEY OHV STAGING AREA FOR EXISTING MC KINNEY/RUBICON ROUTES</td>
<td>USFS</td>
<td>DOR</td>
<td>A,P,C</td>
<td>YES</td>
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### OUTDOOR RECREATION CONCESSIONS

<table>
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<tr>
<th>No.</th>
<th>Project Description</th>
<th>County</th>
<th>Location</th>
<th>Access</th>
<th>Invest.</th>
<th>Status</th>
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<tbody>
<tr>
<td>055</td>
<td>SAND HARBOR BEACH CONCESSION</td>
<td>NSP</td>
<td>ACCESSORY</td>
<td>A,P,C</td>
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### RIDING AND HIKING TRAILS, TRAILHEADS, RAFT TAKEOUTS

<table>
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<tr>
<th>No.</th>
<th>Project Description</th>
<th>County</th>
<th>Location</th>
<th>Access</th>
<th>Invest.</th>
<th>Status</th>
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<tbody>
<tr>
<td>047 047</td>
<td>INCLINE VILLAGE TRAILHEAD TUNNEL CREEK TRAILHEAD WITH INFORMATION KIUS</td>
<td>NSP NSP</td>
<td>DISPERSED</td>
<td>A,P,C</td>
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<tr>
<td>053 057</td>
<td>EAST SHORE TRAIL SYSTEM EQUESTRIAN TRAILHEAD</td>
<td>USFS/NSP</td>
<td>NSP NSP</td>
<td>DISPERSED</td>
<td>A,P,C</td>
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<tr>
<td>104 108</td>
<td>HIGHLAND WOODS RAFT TAKEOUT RIVERSIDE TRAILHEAD/STAGING AREA IMPROVED PARKING, RAFT TAKEOUT</td>
<td>CSLT CSLT</td>
<td>DISPERSED</td>
<td>DOR DOR</td>
<td>A,P,C</td>
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<tr>
<td>115</td>
<td>GOLDEN BEAR TRAILHEAD</td>
<td>CSLT</td>
<td>DISPERSED</td>
<td>A,P,C</td>
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<tr>
<td>119</td>
<td>ELKS CLUB RAFT TAKEOUT</td>
<td>CTC /I</td>
<td>DISPERSED</td>
<td>A,P,C</td>
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<td>Project Description</td>
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<td>143</td>
<td>MECKS TRAIL BRIDGE</td>
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<td>A,P,C</td>
<td>YES</td>
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<tr>
<td>146</td>
<td>BAYVIEW TRAILHEAD EXPANSION REMOVE FOUR CAMPSITES (16 PAIRS)</td>
<td>USFS</td>
<td>DISPERSED</td>
<td>A,P,C</td>
<td>YES</td>
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<td>MECKS BAY TRAILHEAD PARKING RELOCATE OFF HIGHWAY AND EXPAND</td>
<td>USFS/PERMITTEE</td>
<td>DISPERSED</td>
<td>A,P,C</td>
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<td>152</td>
<td>QUAIL CREEK TRAILHEAD</td>
<td>TCFUD</td>
<td>DISPERSED</td>
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<td>157</td>
<td>FOR HIKING AND CROSS COUNTRY SKI</td>
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<td>174</td>
<td>TAHOE CITY &quot;Y&quot; (44 ACRES) RAFTING/HIKING TRAILHEAD</td>
<td>USFS</td>
<td>DISPERSED</td>
<td>A,P,C</td>
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<td></td>
<td>VARIOUS TAHOE RIM TRAIL</td>
<td>USFS/PRIVATE</td>
<td>DISPERSED</td>
<td>ONGOING</td>
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</table>

J. RURAL SPORTS

K. SNOWMOBILE COURSES

L. UNDEVELOPED CAMPGROUNDS

<table>
<thead>
<tr>
<th></th>
<th>Project Description</th>
<th>Agency</th>
<th>Approval</th>
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<tbody>
<tr>
<td>056</td>
<td>3 UNDEVELOPED CAMPGROUNDS</td>
<td>NSP</td>
<td>A,P,C</td>
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</tr>
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</table>
III. PROJECTS REQUIRING PLOTS, BUT REQUIRING MASTER PLANS TO BE EXEMPT FROM LIST

A. DOWNHILL SKI AREAS

052  SKI INCLINE EXPANSION
     MASTER PLAN APPROVED 1987

B. MARINAS

001A  LIGHTHOUSE CENTER WHARF/MARINA
      MASTER PLAN TO BE PREPARED 1988-89

066  ZEPHYR COVE MARINA
      MASTER PLAN TO BE PREPARED 1988-89

102  TAHOE KEYS MARINA
      MASTER PLAN TO BE PREPARED 1988-89

159  HONEWOOD MARINA
      MASTER PLAN TO BE PREPARED 1988-89

159  OBERER'S MARINA
      MASTER PLAN TO BE PREPARED

/1 PROPOSED TO BE
/2 DEPENDS ON
OPERATED BY A
LOCAL GOVERNMENT

IVGID  DOR  900  A,P,C  C  C  C  C  C  C  YES
       (PHASED DEVELOPMENT)

PRIVATE  A,P,C  C  .

USFS/PREMITEE  100/2  

PRIVATE  200  A,P,C  /2

PRIVATE  

PRIVATE  380  A,P,C  /4

/3 NEEDS DETERMINATION
OF STATUS

/4 REQUIRES IMPLEMENTATION OF
RECOMMENDED RECREATION POLICY CHANGES

KEY TO ACROHYS:

TCFUD, TAHOE CITY PUBLIC UTILITY DISTRICT
USFS, U.S. FOREST SERVICE
TC, CALIFORNIA TAHOE CONSERVANCY
NTPUD, NORTH TAHOE PUBLIC UTILITY DISTRICT
IVGID, INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
NSP, NEVADA STATE PARKS
CSLT, CITY OF SOUTH LAKE TAHOE
CSP, CALIFORNIA STATE PARKS
EDC, EL DORADO COUNTY
WC, WASHOE COUNTY
DC, DOUGLAS COUNTY

KEY TO PROJECT TYPES

URBAN: URBAN RECREATION
DOR: DEVELOPED OUTDOOR RECREATION
DISP: DISPERSED RECREATION
33.6 Regulation Of Additional Developed Recreation: TRPA shall regulate the rate and distribution of additional developed recreation as follows:

33.6.A Requirement For Appearance On List Of Additional Developed Recreation: No person shall construct a project or commence a use, which creates additional developed recreation, unless the project, or use appears on the list of additional developed recreation prescribed by this Subsection. In order to construct the developed recreation project or commence the developed recreation use, the person proposing same shall comply with all other applicable provisions of this Code. Projects, which are required by TRPA to prepare specific or master plans, such as marinas and ski areas, are exempt from inclusion on the list, provided any expansion in capacity for such projects shall be pursuant to the adopted specific or master plans.

(1) Applicable Recreation Uses: The recreation uses set forth in Chapter 18 for urban and developed outdoor recreation are eligible for inclusion on the list of additional recreation.

(2) Definition Of "Additional Developed Recreation": Developed recreation is considered "additional" if it is to be created pursuant to a TRPA approval issued on or after January 1, 1987 and results in an increase in vehicle trips that requires a traffic analysis pursuant to Subsection 93.3.B, or increased floor space of five percent, or 500 square feet, or would increase capacity by 25 or more PAUT in the case of outdoor recreation. (See Subsection 13.5.L.) The conversion of an existing nondeveloped-recreation use to a use constituting developed recreation is additional developed recreation subject to this chapter. The following are not "additional" outdoor recreation development:

(a) The reconstruction or replacement, on the same parcel, of recreation facilities legally existing on, or approved before, January 1, 1987;

(b) Modifications to legally existing recreation and accessory uses thereto, that do not create additional service capacity;

(c) Relocation of legally existing recreation development through a transfer approved by TRPA pursuant to Chapter 34; or

(d) Dispersed recreation.
(3) Preparation Of List: TRPA, in consultation with all appropriate recreation entities, shall prepare a list, including a description, of all additional recreation facilities anticipated for construction during the first five-year period of the Regional Plan. The list shall be updated, and amended accordingly, at the beginning of each calendar year. The Governing Board shall adopt and amend said list, provided the proposed projects meet the criteria in subparagraph (4) below.

(4) Eligibility For Inclusion On List: Projects included on the list shall be projects, for which the sponsoring entity demonstrates and TRPA finds that:

(a) There is a need for the project;
(b) The project complies with the Goals and Policies, the applicable plan area statements, and this Code;
(c) The project is consistent with TRPA 20-year targets for outdoor recreation, which are 6,114 persons at one time ("PAOT") in overnight facilities, 6,761 PAOT in summer day-use facilities, and 12,400 PAOT in winter day-use facilities, as well as the allocations set forth in the plan area statements;
(d) The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's recreational service capacity; and
(e) Where the project was unforeseen and action is required before the next annual update, or the project relates to an emergency involving the public health, safety and general welfare, the project must be placed upon the list immediately.

(5) Priority: Projects included on the list generally shall be given priority over those not on the list.
MEMORANDUM

March 1, 1988

To: Advisory Planning Commission

From: TRPA Staff

Subject: Recommendation on Regional Plan Amendments to Plan Area Statements 004 and 006 to Allow Regional Health and Safety Facilities as Permissible Uses and to Change Maximum Permissible Community Noise Equivalent Level (CNEL)

Amendment Description: TRPA staff is proposing to amend Plan Area Statements 004 and 006 which are located generally in the Lake Forest area of Placer County.

PAS 004 -- The proposed amendments to Plan Area Statement (PAS) 004 are to create a special area, Special Area 1 (see Attachment A), and, within the special area, to list "regional public health and safety facilities" as a "special use" and increase the maximum permissible community noise equivalent level (CNEL) from 50 dBA to 65 dBA. The special area would include approximately 50 acres, 30 acres being APN 93-010-19 and the remaining 20 acres being the northerly portion of APN 93-010-35.

PAS 006 -- The proposed amendment to PAS 006 is to create a special area, Special Area 1 (see Attachment A), and to increase the maximum permissible CNEL within the special area from 55 dBA to 65 dBA. The special area would include approximately 9.6 acres, being APN 93-010-36.

Current Needs: The proposed amendments are necessary to allow TRPA to consider Placer County's proposal to improve and expand their existing administrative center/criminal justice facilities at the Burton Creek site and to relocate the County Public Works facilities to an undeveloped, five acre site located approximately 1,200 feet north of the existing County facilities.

PAS 004 -- The County proposes to include facilities on the undeveloped, five acre site for fueling, maintaining and parking TART coaches, which the County operates. The TART bus system is a "regional public health and safety facility" as defined in TRPA's Code of Ordinances since the bus system provides service into Washoe County. "Regional public health and safety facilities" are currently a prohibited use in PAS 004. The County has also estimated that the noise levels at the maintenance yard and along the access road may be as high as 65 CNEL (dBA). The current maximum CNEL for PAS 004 is 50 dBA.
PAS 006 -- The access road to the proposed County Public Works facilities in PAS 004 will cross the site of the existing County administrative center/criminal justice facilities in PAS 006. As stated above, heavy equipment accessing the proposed maintenance facility may generate noise levels as high as 65 CNEL (dBA). The current maximum CNEL for PAS 006 is 55 dBA.

Future Needs: One of the primary goals established early on in the Community Plan process for Tahoe City was to relocate existing industrial/service uses from along the major transportation corridor in Tahoe City. There are approximately ten such uses which will require a total of approximately 18 acres of land coverage to relocate. In addition, the TRPA 1988 Transportation Plan estimates that future population growth will create a need for approximately seven acres of coverage to be devoted to new industrial/service uses. It is proposed that Special Area 1 in PAS 004 be approximately 50 acres in size to establish an area suitable for relocating some of the existing industrial/service uses from Tahoe City and to meet some of the future needs for such uses. Based on mapped land capability, Special Area 1 in PAS 004 has approximately 13 acres of allowable land coverage.

Current Plan Area Statement Provisions: Copies of PAS's 004 and 006 are attached to this summary as Attachments B and C, respectively.

Ownership:

PAS 004 -- The most northerly 30 acre portion of the special area proposed within PAS 004 (APN 93-010-19) is currently owned by William E. and Hilda H. Rempfer. The remaining 20 acre portion (the northerly portion of APN 93-010-35) is currently owned by the United States of America and managed by the U.S. Forest Service.

PAS 006 -- The 9.6 acre special area proposed in PAS 006 (APN 93-010-36) is currently owned by Placer County.

Present Uses:

PAS 004 -- Except for the southerly five acre portion, the special area proposed within PAS 004 is currently vacant. The U.S. Forest Service leases the southerly five acre portion to Placer County which uses it for part of the County's existing administrative center/criminal justice facilities.

3/1/88

AGENDA ITEM V.E
PAS 006 -- In conjunction with the five acres in PAS 004, the special area proposed within PAS 006 currently contains the Placer County Department of Public Works corporation yard and maintenance facility, a Type II rated correctional facility, Sheriff's substation and emergency communications center, Tahoe District Judicial Court and Assistant District Attorney's office.

Land Capability:

PAS 004 -- The special area proposed in PAS 004, which is approximately 50 acres, is shown on TRPA's 400' scale land capability maps to contain approximately 35 acres of level 6, 2 acres of level 5, 11 acres of level 4, and 2 acres of SEZ.

PAS 006 -- The special area proposed in PAS 006, which is approximately 9.6 acres, is shown on TRPA's 400' scale land capability maps to contain approximately 2.4 acres of level 5, 1.0 acres of level 4, and 6.2 acres of SEZ. Some portions of the SEZ have been filled to allow for construction of the existing administrative center.

Surrounding Uses:

PAS 004 -- The existing land uses surrounding the special area proposed in PAS 004 include the Villas Condominiums to the southeast, single family residences along Polaris Drive adjacent to the extreme northeast corner, and the existing County administrative center/criminal justice facilities to the south. The remainder of the special area is surrounded by undeveloped forested land.

PAS 006 -- The existing land uses surrounding the special area proposed in PAS 006 include the Villas Condominiums to the east, the Lake Forest Glen Condominiums to the southeast (across State Highway 28), the abandoned fish hatchery to the southwest (across State Highway 28), Burton Creek State Park, open meadow areas and low density single family dwellings to the west, and undeveloped forested land to the north.
Consistency With Thresholds: The numerical standard for the cumulative noise events threshold is that background noise levels shall not exceed existing levels, or the following levels, whichever are less:

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Average Noise Level or CNEL Range (dBA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Density Residential Areas</td>
<td>55</td>
</tr>
<tr>
<td>Low Density Residential Areas</td>
<td>50</td>
</tr>
<tr>
<td>Hotel/Motel Facilities</td>
<td>55</td>
</tr>
<tr>
<td>Commercial Areas</td>
<td>65</td>
</tr>
<tr>
<td>Urban Outdoor Recreation Areas</td>
<td>55</td>
</tr>
<tr>
<td>Rural Outdoor Recreation Areas</td>
<td>50</td>
</tr>
<tr>
<td>Wilderness and Roadless Areas</td>
<td>25</td>
</tr>
<tr>
<td>Critical Wildlife Habitat Areas</td>
<td>25</td>
</tr>
</tbody>
</table>

There is no specific category for public service uses. The category that is the closest in comparison to public service is Commercial Areas, in which CNEL can be as high as 65 dBA.

Since portions of both PAS 004 and PAS 006 are currently occupied by uses that generate noise levels the same or higher than the levels expected at the proposed facility, the background level is not considered to be subject to an increase over existing levels. In this particular area, the 65 CNEL standard is expected to be stricter than the existing level for the use.

Recommendations:

Staff will present a recommendation once this matter has been discussed by APC and public comments have been given.
004 -- BURTON CREEK

PLAN DESIGNATION:

Land Use Classification

Management Strategy

Special Designation

CONSERVATION

MITIGATION

TDR RECEIVING AREA FOR:

1. Multi-Residential Units (Limited to employee housing)

DESCRIPTION:

Location: This area forms the headwaters to Burton Creek and is depicted on TRPA maps B-7, C-6, C-7, D-6, and the Tahoe City Quadrangle.

Existing Uses: The area is managed for public use by the USFS and State of California. The area is suitable for timber harvest, limited grazing, and dispersed recreation, but to this date, very little resource management has occurred. Developed facilities and services are lacking.

Existing Environment: The area has good plant diversity and offers excellent wildlife habitat. The majority of the land area has good capability. Dominant natural features include Burton Creek and Antone Meadows.

PLANNING STATEMENT: This planning area should continue to provide a full range of low to moderate resource use including opportunities for hiking, timber harvest, wildlife management, grazing of livestock, and recreation.

PLANNING CONSIDERATIONS:

1. Access to the area is limited by a poorly maintained road system.

2. Recreational and resource management opportunities are constrained by road conditions and lack of rights-of-way.

3. The dam at Antone Meadows creates a fish barrier and the pipe diversion out of the dam is poorly maintained and detracts from the surrounding scenic quality.

SPECIAL POLICIES:

1. Placer County and the Tahoe City Advisory Council, in cooperation with TRPA, have commenced a general plan review of the areas included in Plan Areas 001A, 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, 171, 172, 173 and 174. Until that general plan process has been completed the Plan Areas designated 001A, 001B, and 009A have been designated preliminary Community Plan areas. However, it is the intent of TRPA that an indepth examination of the entire area be undertaken during the general plan process to determine the final areas that shall be subject to Community Plan incentives, and establish the final boundaries of Community Plan areas, as well as to develop other relevant planning considerations.
Proposals for inclusion of any significant additional areas within Community Plan boundaries shall demonstrate compliance with the criteria for such inclusion set forth in the Code of Ordinances.

2. Provide opportunities for intensive resource management practices to include regeneration harvest and selective cutting.

3. The water diversion at Antone Meadows should be eliminated, if possible, or at the very least, the diversion pipe should be concealed to eliminate visual impacts.

4. Improvement or expansion of the road system should be compatible with the type and intensity of use. The road through the meadow should be relocated to higher ground and bridge spans should be installed where the road crosses stream channels.

5. Logging road spurs in this area should be scarified and revegetated.

6. Provide opportunities to expand public camping opportunities.

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

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

**Residential**
- Employee housing (S) and summer homes (S).

**Commercial**
- Nursery (S).

**Public Service**
- Cemeteries (S), pipelines and power transmission lines (S), local public health and safety facilities (S), transit stations and terminals (S), transmission and receiving facilities (S), and transportation routes (S).

**Recreation**
- Cross country skiing courses (S), day use areas (S), developed campgrounds (S), group facilities (S), outdoor recreation concessions (S), riding and hiking trails (A), rural sports (S), off road vehicle courses (S), undeveloped campgrounds (S), and snowmobile courses (S).

**Resource Management**
- Reforestation (A), regeneration harvest (S), sanitation salvage cut (A), selection cut (A), special cut (S), thinning (A), timber stand improvement (A), tree farms (S), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (S), structural wildlife habitat management (S), farm/ranch accessory structures (S), grazing (S), range pasture management (A), range improvement (S), fire detection and suppression (A), fuels treatment (S), insect and disease suppression (A), prescribed fire management (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), SEZ restoration (A), and run-off control (A).
**MAXIMUM DENSITIES:** Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

<table>
<thead>
<tr>
<th>USE</th>
<th>MAXIMUM DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Summer Home</td>
<td>4 multi-residential housing units for</td>
</tr>
<tr>
<td>Employee Housing</td>
<td>employee housing associated with</td>
</tr>
<tr>
<td>State Park lands</td>
<td></td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td>Developed Campground</td>
<td>8 sites per acre</td>
</tr>
<tr>
<td>Group Facilities</td>
<td>25 persons per acre</td>
</tr>
</tbody>
</table>

**RESIDENTIAL BONUS UNITS:** Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 0 units.

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 50 CNEL.

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

- **SUMMER DAY USES 0 PAOT**
- **WINTER DAY USE 0 PAOT**
- **OVERNIGHT USES 600 PAOT**

**OTHER:** 12 miles of trail.

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

1. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program. (To be completed.)
006 -- FISH HATCHERY

PLAN DESIGNATION:

Land Use Classification: RECREATION
Management Strategy: REDIRECTION
Special Designation: SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area encompasses most of the meadow area extending from the shoreline in the vicinity of the U.S. Coast Guard facility to the County Administrative Center north of State Highway 28. The area is depicted on TRPA map D-6.

Existing Uses: The majority of the area is publicly owned and contains the County Administrative Center, TCPUD Recreation Area, the U.S. Coast Guard facility, and an abandoned state fish hatchery.

Existing Environment: Most of the area is classified as stream environment zone, and the shorezone is classified as a shorezone tolerance district 1. The predominant riparian-type vegetation of the area has been extensively modified to accommodate various types of recreational and urban support services.

PLANNING STATEMENT: This area should continue to provide both dispersed and more intensive forms of recreation while preserving, to the extent possible, its natural character and value as a stream environment zone. Intensive uses in sensitive areas should be relocated to other less-sensitive sites in the planning area, and inappropriate uses should be redirected outside the planning area.

PLANNING CONSIDERATIONS:

1. Scenic Shorezone Unit 16 and Scenic Roadway Unit 16 are within this Plan Area. Both are targeted for scenic restoration according to the scenic threshold.

2. The open meadow areas should be maintained as scenic corridors from the highway and all development should be screened from views with appropriate landscaping. Other design considerations must be consistent with the scenic restoration plan for Roadway Unit #16.

3. Numerous developed facilities are located within the SEZ, which reduces the nutrient cleansing capacity of the meadow areas.

4. Most of the developed facilities lack 208 water quality improvements.

5. Not all uses in the area are recreation oriented.

6. Burton Creek has been extensively modified.

SPECIAL POLICIES:

1. No new land coverage for the County Administrative Center shall be permitted in the SEZ, and the entire facility should be retrofitted with Best Management Practices as soon as feasible.
2. The County is considering moving the Department of Public Works. The existing coverage should be credited toward the expansion of the County Administrative Center.

3. The campsites should be eliminated in this area over the long term and relocated in a Plan Area with higher capability land.

4. The undeveloped portions of the SEZ should be managed for scenic restoration and low intensity uses.

5. Wherever possible, disturbed sites in the SEZ should be restored. Incentives should be given to property owners to encourage restoration. This Plan Area is a high priority area for land coverage reduction.

6. The facilities associated with the boat ramp and Coast Guard Station should be retrofitted with BMPs as soon as feasible.

7. Placer County and the Tahoe City Advisory Council, in cooperation with TRPA, have commenced a general plan review of the areas included in Plan Areas 001A, 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, 171, 172, 173 and 174. Until that general plan process has been completed the Plan Areas designated 001A, 001B, and 009A have been designated preliminary Community Plan areas. However, it is the intent of TRPA that an inspection of the entire area be undertaken during the general plan process to determine the final areas that shall be subject to Community Plan incentives, and establish the final boundaries of Community Plan areas, as well as to develop other relevant planning considerations. Proposals for inclusion of any significant additional areas within Community Plan boundaries shall demonstrate compliance with the criteria for such inclusion set forth in the Code of Ordinances.

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

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

Residential

- Single family dwelling (S).

Public Service

- Pipelines and power transmission (S), transmission and receiving facilities (S), local public health and safety facilities (A), public utility centers (S), transportation routes (S), government offices (S), transit stations and terminals (S), cultural facilities (S), and regional public health and safety facilities (S).

Recreation

- Day use areas (A), riding and hiking trails (S), participant sports (S), developed campgrounds (S), beach recreation (A), and boat launching facilities (S).

Resource Management

- Reforestation (A), regeneration harvest (S) sanitation salvage cut (A), selection cut (S) special cut (S), thinning (A), tree farms (S), timber stand improvement (S), early successional stage vegetation management (A), non-structural fish habitat management (A), non-structural wildlife habitat management (A), structural fish habitat
management (S), structural wildlife habitat management (S), farm/ranch accessory structures (S), fire detection and suppression (A), fuels treatment (S), insect and disease suppression (A), prescribed fire management (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), SEZ restoration (A), and run-off control (A).

**Shorezone:** Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

### Tolerance District 1

#### Primary Uses
- Beach recreation (A), safety and navigation facilities (A), boat launching facilities (S), and water oriented outdoor recreation concessions (S).

#### Accessory Structures
- Buoys (A), piers (A), fences (S), boat ramps (A), floating docks and platforms (A), shoreline protective structures (S), and water intake lines (A).

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

### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td>Developed Campgrounds</td>
<td>8 sites per acre</td>
</tr>
</tbody>
</table>

**Residential Bonus Units:** Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Plan Area is 0 units.

**Maximum Community Noise Equivalent Level:** The maximum community noise equivalent level for this Plan Area is 55 CNEL.

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

- **Summer Day Uses 0 PAOT**
- **Winter Day Use 0 PAOT**
- **Overnight Uses 0 PAOT**

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

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

2. Provide mass transportation as indicated in the Regional Goals and Policies Plan to this recreation area.

3. Stream zone restoration as indicated in the Stream Environment Zone Restoration Program.

4. The scenic restoration and landscaping improvements indicated in the Scenic Quality Implementation Program for the Highway 28 corridor. (To be completed.)
MEMORANDUM

February 29, 1988

To: Advisory Planning Commission

From: Susan E. Scholley, Agency Counsel

Subject: Amendment to Chapter 11 Regarding Commercial and Multi-Residential Foundations

Last month this item was placed on the APC agenda but was not discussed due to time constraints. At the February Governing Board meeting, the amendment was reviewed by the Governing Board Legal Committee but no recommendation has been made as yet. A public hearing was opened (but not closed) by the full Board and comments received.

At the Legal Committee meeting, the California Attorney General's office submitted written comments. Those comments questioned the legality and propriety of the proposed amendment. Rick Skinner, California Deputy Attorney General, has agreed to review the background of the affected foundations prior to the March Governing Board meeting. Board member Joe Houghteling also submitted written comments on the ordinance. Phil Caterino, representing the Palisades project (office building foundation on Kingsbury Grade, Douglas County), also addressed the Board and indicated that the ordinance was generally acceptable to his client but that the delay was very disappointing.

Attached is the material which was presented to the Governing Board in February. There are some minor changes in the material. We are still desirous of APC review and recommendation, if possible.

If you have any questions, do not hesitate to call.

SES:mlm
Enclosure

AGENDA ITEM V F.
MEMORANDUM

February 16, 1988

To: Governing Board

From: Susan E. Scholley, Agency Counsel

Subject: Amendments to Chapter 11 for Commercial and Multi-Residential Foundations

Attached is a draft ordinance amendment prepared under the direction of the Governing Board Legal Committee. Also attached is a copy of Chapter 11 for easy cross-reference.

The Legal Committee has been considering an amendment to Chapter 11 to resolve the remaining foundation projects. Specifically, TRPA has identified the following foundations which would probably qualify for a permit under the ordinance amendment:

Washoe County
Northwood Office (commercial, 8,000 sq. ft.), APN 124-163-06
Country Club Mall (30 residential units), APN 130-180-31 through 60
Seacap Villas (9 residential units), APN 127-080-01 through 10

Placer County
Pineland Building (commercial, 6,000 sq. ft.), APN 94-140-26
Taheo Vista Building (commercial, 3,400 sq. ft.), APN 117-150-34

Douglas County
Palisades Building (commercial, 42,000 sq. ft.), APN 07-292-20

There are other foundations in the Basin but those projects either have TRPA approval (e.g. King Arthur's Palace, Placer County, APN 90-304-14) by litigation settlement; Elk Point Building, Douglas County, by injunction stipulation) or will probably not be eligible for a permit under Chapter 11 due to the exemptions in Subsection 11.11.A (e.g. Tahoe Mariner, Washoe County APN 123-055-01). The above list is an approximation to use to gauge the scope of the amendment and is not a substitute for review of individual applications or situations.

The amendment addresses the problem of vested rights for affected projects by providing an alternative method of completing construction. The ordinance amendment provides an administrative remedy in lieu of litigation on a case-by-case basis.

2/16/88
The ordinance amendment provides for a one-year window for application to TRPA. The amendment is generally identical to the existing procedure for residential foundations with three major exceptions. The first major difference is that commercial and multi-residential foundations will be required to substantially conform to the 1987 Regional Plan (see §11.11.B of the draft ordinance). The second major difference is that commercial and multi-residential foundations will be required to transfer the development to high capability land if the foundation is located on low capability land (see §11.11.B(8)). The third major difference is that owners of foundations who have been advised by TRPA that diligent pursuit requires construction activity each building season shall not be eligible for a permit (see §11.11.A). This provision is meant to exclude those projects which had actual knowledge of TRPA's diligent pursuit rule prior to the expiration of the permit and thus have no legal excuse for a failure to pursue construction each year.

It should be noted that TRPA has avoided creation of this problem in future years by defining "diligent pursuit" in the Code and by advising project proponents of the need to pursue construction each building season after a foundation is constructed.

This matter was scheduled for APC review and recommendation but was not heard due to a lack of time and quorum. The APC was asked to submit comments to staff for transmission to the Board.

If you have any questions, please contact Susan Scholley, Agency Counsel.
TAHOE REGIONAL PLANNING AGENCY
ORDINANCE NO. 88-__

AN ORDINANCE AMENDING ORDINANCE NO. 86-1, AS AMENDED, OF THE TAHOE REGIONAL PLANNING AGENCY; AMENDING CHAPTER 11 OF THE CODE OF ORDINANCES RELATING TO MULTI-RESIDENTIAL AND COMMERCIAL FOUNDATIONS; PROVIDING FOR A ONE-YEAR PERIOD DURING WHICH OWNERS OF SUCH FOUNDATIONS MAY APPLY FOR EXEMPTION FROM THE RESIDENTIAL AND COMMERCIAL ALLOCATION SYSTEM; DEFINING QUALIFIED FOUNDATIONS; PROVIDING FOR CONDITIONS OF EXEMPTION; AND OTHER MATTERS PROPERLY RELATED THERETO.

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

Section 1.00 Findings

1.10 The Tahoe Regional Planning Agency staff has conducted a survey of the existing multi-residential and commercial foundations in the Tahoe Region and estimates the number of existing multi-residential foundations to represent approximately 39 residential units and the number of existing commercial foundations to represent approximately 59,000 square feet of commercial floor area.

1.20 Foundations cause aesthetic, erosion and safety problems if left unmanaged. Furthermore such foundations represent potential litigation involving abatement of public nuisances, legality of completion of construction, and responsibility for safety.

1.30 The Governing Board finds it necessary and desirable to adopt a basinwide program which addresses the numerous problems and issues presented by the existing multi-residential and commercial foundations without current TRPA approvals. Chapter 11 of the Code of Ordinances currently sets forth a basinwide program for the treatment of certain residential foundations. The amendment to Chapter 11 is consistent with the existing ordinance program but has taken into account the slightly different issues and problems presented by multi-residential and commercial foundations.

1.40 By virtue of the nature and purpose of the amendment to Chapter 11, and because existing foundations were considered baseline or existing development in the Environmental Impact Statement prepared for the Regional Plan, the Governing Board finds that this ordinance will not have a significant adverse effect on the environment and is thus exempt from the requirement to prepare an environmental impact statement pursuant to Article VII of the Tahoe Regional Planning Compact, as amended. The Governing Board further finds that the conditions of permit issuance imposed by the amendment, by requiring substantial compliance with the 1987 Regional Plan and Code, will have a beneficial environmental effect.
The Governing Board finds that, prior to the adoption of this ordinance, the Board made the findings required by Section 6.5 of the Code and Article V(g) of the Compact. The Governing Board further finds that such findings are supported by substantial evidence in the record. The Governing Board finds that, prior to the adoption of this ordinance, the Board made the findings required by Sections 2.40 and 2.50 of Ordinance No. 87-8. The Governing Board further finds that such findings are supported by a preponderance of evidence in the record.

The Advisory Planning Commission was scheduled to consider this ordinance at its February 10, 1988 meeting but was unable to do so due to time constraints. Due to the need to implement this ordinance amendment prior to the 1988 building season, the Governing Board has determined that this amendment requires immediate action and therefore waives prior APC review and recommendation.

As required by law, the Governing Board conducted a duly-noticed public hearing prior to the adoption of this ordinance, at which hearing all persons desiring to present oral testimony or documentary evidence were permitted to do so.

Each of the foregoing findings is supported by substantial evidence in the record.

Section 2.00 Amendment to Chapter 11 of Code

Chapter 11 of the Code of Ordinances is hereby amended by the addition of the sections set forth below, as they may be amended in the record of the Governing Board meeting on February 24 and 25, 1988.

"11.2.D Duplex, Triplex or Fourplex Foundation: A duplex, triplex or fourplex foundation is a foundation for a residential project of two, three or four attached residential units, respectively.

11.2.E Multi-residential Foundation: A multi-residential foundation is a foundation for a residential project of five or more attached residential units.

11.2.F Commercial Foundation: A commercial foundation, for purposes of this chapter only, shall be deemed a foundation for a commercial or tourist accommodation project.

11.11 Provision for Commercial and Multi-residential Foundations: Beginning on the effective date of this section, which date is ______________, 1988, and ending one year from that date, owners of commercial or multi-residential foundations without current TRPA approval, which foundations were built on or after January 1, 1976, may apply to TRPA to continue and complete construction on the project without new allocations subject to the conditions set forth below.
11.11.A Exemptions: This section shall not apply to:

(1) Commercial or multi-residential foundations approved on or after the effective date of this section; or

(2) Commercial or multi-residential foundations whose TRPA approval had not expired as of the effective date of this section; or

(3) Commercial or multi-residential foundations whose owners had knowledge of TRPA's interpretation of diligent pursuit requiring substantial construction each building season once construction commenced.

11.11.B Hearing and Findings: Prior to approval of permits under this section, the Governing Board shall hold a hearing with notice to affected property owners in accordance with TRPA's Rules of Procedure. TRPA shall not approve a permit unless TRPA finds, and subject to the conditions that:

(1) The project has received all required discretionary approvals; and

(2) The county or city permits for the project were valid or renewed through at least May 1, 1984; and

(3) The project substantially complies with Chapters 22, 24, 27, 30, 64 and 78;

(4) The project substantially complies with the interim standards of Section 4.20 of Ordinance 87-9; and

(5) The proposed uses are in compliance with Chapter 18 and the applicable plan area statement; and

(6) In the case of commercial projects, the project area coverage complies with the Bailey coefficients or, if the project was previously approved in excess of the Bailey coefficients, that excess coverage shall be mitigated by a transfer of coverage in conformance with Chapter 20 and that in no event shall coverage exceed 70 percent; and

(7) In the case of multi-residential projects, the project area coverage complies with the Bailey coefficients or, if the project was previously approved in excess of the Bailey coefficients, that excess coverage shall be mitigated by a transfer of coverage in conformance with Chapter 20 and that in no event will coverage exceed 50 percent; and
(8) The project is located in land capability district 4, 5, 6 or 7 or that, if the project is not located in land capability district 4, 5, 6 or 7, the project shall be deemed existing development pursuant to Chapter 34 and shall be transferred to a project area in land capability district 4, 5, 6 or 7 and that the transfer shall be in compliance with Chapter 34 and the application for the new project shall be in compliance with the Regional Plan and ordinances; and

(9) The project complies with the applicable provisions of Subsection 11.11.C; and

(10) The project complies with Chapters 1 through 13, inclusive, 23, 25, 27, 62, 65, 75, 77, 81, 82, 91 and 93.

11.11.C Notice and Procedure: Notice of the provisions of this section shall be given as set forth below. The procedure for application and permit issuance, and related matters, shall be as set forth below.

(1) Notice: Notice shall be given to owners of property that may be affected by this section pursuant to Section 11.4.

(2) Procedure: The applicant shall file a complete application with TRPA no later than 5:00 p.m. on ______, 1989, the date one year from the effective date of this section. A complete application shall include a completed TRPA commercial/multi-residential exemption form as devised by the Executive Director, proof of a construction date of the foundation, a filing fee consistent with the adopted filing fee schedule, and final construction plans or, if modifications to the project are necessary to comply with Subsection 11.11.B, preliminary plans in conformance with the requirements for new multi-residential and commercial projects, as applicable.

(a) The provisions of Subsections 11.5.B, 11.5.C, 11.5.D, 11.5.E, 11.5.F and 11.5.G shall apply except that the date for filing a complete application in Subsection 11.5.C shall be _____, 1989, the date one year from the effective date of this section.

(b) The provisions of Section 11.6 shall apply except as set forth below:
(i) If original plans are not available, the previously-approved coverage shall be deemed to be the foundation perimeter plus the coverage necessary to provide access, parking and related improvements for the project, or the Bailey coefficients, whichever is greater.

(ii) Construction shall be complete, as defined by Subsection 11.2.C, within three years from the date of issuance of the permit.

(iii) Extensions of the three-year construction period may be granted provided the request is made in writing prior to the expiration of the three-year period and the Executive Director makes either of the two findings set forth in Subsection 11.6.H.

(c) Modification to original plans may be permitted as set forth in Section 11.7.

(d) A complete application for transfer of existing development pursuant to Subparagraph 11.11.B(8) shall be filed no later than one year from the date of Governing Board approval pursuant to said subsection. The Board may extend the filing deadline for a period not to exceed one year if the applicant shows good cause for the extension.

(3) Abatement of Foundations: Abatement of foundations shall be pursuant to Section 11.8.

(4) Appeals: Appeals shall be pursuant to Section 11.9.

(5) Applications: Applications may be lodged with TRPA prior to the effective date of this section. Lodging an application shall be at the risk of the applicant and shall not be construed to estop TRPA from amendment or revocation of this section prior to the effective date.

Section 3.00 Interpretation and Severability

The provisions of this ordinance and the Regional Plan Package shall be liberally construed to effect their purposes. If any section, clause, provision or portion thereof is declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance and the Regional Plan Package, as the case may be, shall not be affected thereby. For this purpose, the provisions of this ordinance and the Regional Plan Package are hereby declared respectively severable.
Section 4.00  Effective Date

The ordinance shall be effective 60 days after its adoption.

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

Ayes:

Nays:

Abstentions:

Absent:

Chester Gibbs, Chairman
Tahoe Regional Planning Agency
CHAPTER 11

FOUNDATIONS

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11.9 Appeals
11.10 Provision For Duplexes, Triplexes and Fourplexes

11.0 Purpose: This chapter sets forth the provisions relating to completion of structures which do not have current TRPA approvals.

11.1 Applicability: This chapter applies to foundations of structures as set forth below and as this chapter may be amended from time to time.

11.2 Definitions: The definitions are:

11.2.A Foundation: Foundation is the structural system, including footings, designed to accommodate all superimposed live, dead and other loads of the project.

11.2.B Residential Foundation: Residential foundation is a foundation for a detached single family residence.

11.2.C Complete Construction: Complete construction is a fully enclosed structure and roof, installation of all permanent drainage improvements and slope stabilizations, and revegetation of the site.

11.3 One Year Period For Application For Exemption From Residential Allocation System: Beginning on the effective date of this ordinance, and ending one year from that date, owners of residential foundations without current TRPA approval, built on or after January 1, 1976, may apply to TRPA to continue and complete construction on the residence without a new residential allocation. Construction permitted by this ordinance shall be subject to the conditions set forth in Section 11.6.

11.3.A Exemptions: This ordinance shall not apply to:

(1) Approved After February 28, 1987: Residential foundations approved on or after the effective date of this ordinance, February 28, 1987.
11.3.B Abatement: Any residential foundation for which an application for exemption has not been filed or which has not received a new residential allocation, within the time set by this ordinance, shall be subject to abatement by the appropriate governmental agency as further described in Section 11.8 of this ordinance.

11.4 Notice To Owners: TRPA, in cooperation with the city and county governments, shall provide notice of the provisions of this ordinance to owners of property that may be affected by the ordinance as follows:

11.4.A Notice Posted: Notice shall be posted at least once a month during the one year application period in at least two public locations in the Tahoe region in each city and county.

11.4.B Noticed Published: Notice shall be published for one week each month during the one year application period in at least one newspaper of general circulation in the Tahoe region.

11.4.C Additional Notice: Additional notice shall be given by deposit of a notice in the United States mail, postage prepaid first class, addressed to the last known address for the owner of the property as shown on the assessor's tax roll. It is the intent of the Governing Board that the notice provided for in this Subsection shall be given expeditiously.

11.4.D Failure To Notice: Failure to give the notice provided for in Subsection 11.4.C, or failure to receive actual notice, shall not affect the applicability of this ordinance.

11.5 Procedure: The applicant shall file a complete application with TRPA no later than 5:00 p.m. on February 29, 1988, the date one year from the effective date of this ordinance.

11.5.A Complete Application: A complete application shall include:

(1) A completed TRPA residential foundation exemption form. The form shall be devised by the Executive Director.
(2) Proof of a construction date of the foundation.
(3) A filing fee of $250.00.
(4) Final construction plans.
11.5.B Presumption: Foundations shall be presumed to have been built prior to January 1, 1976, unless the applicant provides documentation or other credible evidence that the foundation was built on or after January 1, 1976.

11.5.C Notice Of Qualification Of Exemption: Upon receipt of items (1), (2) and (3) in Subsection 11.5.A, and a determination by the Executive Director that the Subsection has been complied with, the Executive Director shall issue a notice of qualification of exemption. The notice shall state that it is subject to the condition that a complete application, as defined in Subsection 11.5.A, shall be filed no later than February 29, 1988, one year from the effective date of this ordinance.

11.5.D Permit: Upon acceptance of a complete application and a determination that the residential foundation is qualified for an exemption under the terms of this ordinance, the Executive Director shall issue a permit, in compliance with the terms of this ordinance, for recommencement of construction. Permits shall be mailed or delivered to the applicant no later than the fifth working day following issuance. Copies of permits issued shall be sent to the appropriate county or city. The permit shall state:

(1) The conditions of the permit.
(2) The date the residence must be completed.
(3) That the permittee is responsible for any and all conditions of the permits.
(4) That no construction shall commence until all preconstruction conditions of approval are satisfied and until TRPA receives a copy of the permit upon which the permittee(s) has acknowledged receipt of a copy of the permit and acceptance of the contents of the permit.

11.5.E Transfer of Ownership: In case of transfer of ownership of a parcel identified as having an exempt foundation, the transfer of the notice of qualification or permit shall not be effective until the new owner advises TRPA of the transfer of ownership and acknowledges receipt of the notice or permit and acceptance of the contents.

11.5.F Notice of Denial: Notice of denial of a notice of qualification or permit shall be mailed to the last known address of the applicant and to the affected county or city. Notice shall be effective on the date of deposit of the notice in the United States mail, postage prepaid first class. The notice shall state the reasons for denial of the notice of qualification or permit.
11.5.C Other Permits: Upon receipt of a permit, the applicant shall obtain a valid city or county building permit before recommencing construction on the project. Nothing in this ordinance shall be construed to affect any city's or county's discretion in the issuance of building permits or other matters related thereto.

11.6 Conditions Of Permit: All foundations determined to be exempt under this ordinance from the residential allocation system shall comply with the following standards and conditions:

11.6.A Original Plans: The construction shall be in accordance with the original building approval or permit, except for modifications that may be approved by TRPA pursuant to Subsections 11.6.C, 11.6.D and 11.6.E, below.

11.6.B Original Plans Unavailable: If no original plans are available, the allowable coverage shall be the Bailey coefficients, or the foundation perimeter plus the coverage necessary to provide access to the residence, whichever is greater.

11.6.C Construction Conditions: All construction shall be in accordance with TRPA's Design Review Guidelines, as deemed appropriate by TRPA under the circumstances. All construction shall also be subject to the Standard Conditions of Approval adopted by Resolution 86-8, except as those conditions may be modified by the terms of this ordinance.

11.6.D Energy Conservation And Heaters: All construction shall be subject to current TRPA standards for energy conservation, fireplaces, woodstoves, gas, space, and water heaters.

11.6.E Best Management Practices And Securities: All owners of exempt foundations shall be required to implement erosion and drainage control measures on the property in accordance with the Handbook of Best Management Practices, and shall post a security to insure implementation. Credit shall be given for any security currently on file with the TRPA for the residential project.

11.6.F Mitigation Fees: All construction shall be subject to current TRPA water and air quality mitigation fees. In the event an applicant has paid a TRPA water quality mitigation fee as part of the original approval, the amount previously paid shall be deducted from the current water quality fee for the project. This Subsection shall not be construed to require a refund in the event the current water quality fee is less than the previous water quality fee.
11.6.G Complete Construction: All construction shall be complete, as defined in Subsection 11.2.C, within two years from the date of issuance of the permit pursuant to Subsection 11.5.D.

11.6.H Extensions: The two year construction period may be extended once for up to one year, provided the request is made in writing prior to the expiration of the two year period and the Executive Director makes either of the following findings:

(1) The project was diligently pursued as evidenced by substantial construction of the residence during each building season (May 1 - October 15) since recommencement of construction pursuant to the notice of exemption.

(2) That events beyond the control of the permittee have prevented diligent pursuit of the project.

11.6.I Extension Of Security: The granting of a one year extension shall be conditioned upon the posting of a security to insure that the structure is completed.

11.6.J Notice Of Denial: Notice of denial of a request for an extension pursuant to Subsection 11.6.H, shall be mailed to the last known address of the applicant and to the affected city and county. Notice shall be effective on the date of deposit of the notice in the United States mail, postage prepaid first class. The notice shall state the reasons for denial of the request.

11.7 Modifications To Original Plans: Applicants wishing to modify the originally approved plans should submit modifications at the time of application for exemption.

11.7.A Complete Application: A complete application for modification shall include, in addition to the information and fees otherwise required by Subsections 11.5.A and 11.5.B, the following:

(1) A completed residential modification form, including original plans, if available and if necessary, and proposed plans for construction. The form shall be devised by the Executive Director.

11.7.B Modifications: Modifications to the structure or foundation may be permitted provided that the project's coverage, as modified, does not exceed the coverage originally approved, or the Bailey coefficients, whichever is greater. Nothing in this ordinance shall be construed to limit TRPA's discretion to approve or disapprove modifications.
11.8 **Abatement of Foundations:** Abatement of foundations shall be as follows:

11.8.A **Presumptions:** Owners of foundations who do not qualify for and obtain a permit, or who fail to comply with the conditions thereof, or who do not have a valid residential allocation, for whatever reason, are presumed to have a foundation which constitutes an attractive nuisance or hazard to the public, and shall be subject to abatement as provided below.

11.8.B **Abatement:** Abatement of such nuisance or hazard may be by:

1. **Removal:** Removal of the foundation or portions of the foundation (if necessary), regrading and recontouring, revegetation, and any other erosion control, slope stabilization, or drainage improvement deemed necessary by TRPA to control runoff in accordance with the adopted 208 Plan;

2. **Burial:** Where removal of the foundation is found to have more adverse environmental impacts than burial, and adjoining property owners have been given notice and opportunity to be heard, burial, regrading and recontouring, revegetation, and any other erosion control, slope stabilization, or drainage improvement deemed necessary by TRPA to control runoff in accordance with the adopted 208 Plan;

3. **Civil Remedies:** Pursuit of civil remedies as appropriate under the laws of the state in which the foundation is located or Article VI(1) of the Tahoe Regional Planning Compact;

4. **Other Ordinances:** Application of appropriate city or county ordinance provisions and the civil or criminal penalties provided for therein.

11.9 **Appeals:** Appeals shall be subject to the following provisions:

11.9.A **Approvals:** Approvals of notices of exemptions or permits may be appealed by filing a written notice or request for appeal with TRPA no later than fifteen (15) working days after the issuance of the notice or permit. An appeal shall not automatically stay the notice or permit appealed. The appellant may request, as part of the written notice of appeal, a stay of the notice or permit and any such request shall be by affidavit or under penalty of perjury, pending a hearing on the appeal before the Governing Board at its next regular meeting. The Chairman of the Governing Board shall review any request for a stay of a notice or permit and the evidence submitted therewith, and shall balance the equities and
shall determine whether or not a stay of the notice or permit shall be issued. Appeals shall be scheduled for the next Governing Board meeting for which the Agency is able to give proper notice of the appeal.

11.9.B Denials: A staff denial of a notice of exemption, permit or request for extension pursuant to Subsection 11.6.H, may be appealed to the Governing Board by filing a written notice of appeal with TRPA no later than fifteen (15) working days after the effective date of the notice of denial. Appeals shall be limited to determining compliance with the terms of this ordinance. Appeals shall be scheduled for the next Governing Board meeting for which the Agency is able to give proper notice of the appeal.

11.9.C Advisory Planning Commission: Appeals shall not be considered by the Advisory Planning Commission under Section 7.10 of the TRPA Rules and Regulations of Practice and Procedure.

11.10 Provision For Duplexes, Triples And Fourplexes: Beginning October 26, 1987, the effective date of this section, and ending one year from that date, on October 26, 1988, owners of foundations for residential duplexes, triples, and fourplexes, without current TRPA approval, built on or after January 1, 1976, may apply to TRPA to continue and complete construction on the duplex, triple or fourplex without new residential allocations. All the provisions of this chapter shall apply to such applications and permits, except as set forth above in this section.
March 1, 1988

To: Advisory Planning Commission

From: TRPA Staff

Subject: Status Report on Amending the 208 Water Quality Plan

At the February meeting, the APC asked the staff to present a status report in March on progress toward amending the water quality management ("208") plan for the Tahoe Region. The staff is currently preparing amendments to the 208 plan stemming from new TRPA policies in the 1987 Regional Plan.

Background

Under Section 208 of the Federal Clean Water Act, TRPA is a designated areawide water quality planning agency. TRPA adopted the existing plan in 1981 (see Ordinance 81-4). The 1981 plan was certified by California and Nevada and approved by EPA Region 9, as required by the Clean Water Act. Many of TRPA's regulations designed to protect water quality (e.g., restrictions on development in sensitive lands, requirements for BMPs) were contained in the 208 plan.

The 1987 Regional Plan package includes several policies (e.g., IPES, coverage transfers) which are not totally consistent with the 208 plan. TRPA, therefore, has initiated the process of amending the 208 plan so that the 1987 Regional Plan can be fully implemented. The target date for obtaining state certifications and federal approval is December 31, 1988.

Amendment Process

The affected state and federal agencies and TRPA have convened a working group to advise TRPA as it prepares the plan amendments and required environmental documents. A committee of the Lahontan Regional Water Quality Control Board, chaired by Tim Sullivan, has taken responsibility for providing public notice and scheduling the meetings. The following agencies participate formally in the working group: Lahontan Board, California State Water Resources Control Board, Nevada Division of Environmental Protection, EPA Region 9, and TRPA.

To date, the working group has held six meetings, starting in August, 1987. The discussions have focused on the amendment process, the outline of the 208 plan, environmental documentation (including modeling), IPES, SEZ and flood plain policies, and coverage transfer. The working group has not, at this time, identified any other major topics for discussion, and TRPA staff are drafting the 208 plan documents to begin public circulation.

DZ:rdh
3/1/88

AGENDA ITEM V.G
It is important to note that virtually all the policies to be incorporated into the proposed amendments have already been adopted by TRPA in the Goals and Policies, the Code, and the Plan Area Statements. Thus, the 208 plan represents a compilation of TRPA’s adopted water quality regulations and programs, more than a new set of TRPA policies and programs.

The tentative schedule for the amendment process is as follows:

- Circulation of administrative draft: March, 1988
- Circulation of draft (60-day): April–May, 1988
- TRPA action: June, 1988
- LRWQCB recommendation: June, 1988
- State and federal review: July–November, 1988

The staff will make a brief presentation and answer questions at the March meeting. Please contact Dave Ziegler at (702) 588-4547 if you have questions or comments on this Agenda Item.