TRPA
APC
PACKETS

DECEMBER
1993
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, December 8, 1993, at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The agenda for said meeting is attached hereto and made a part of this notice.

November 29, 1993

By: [Signature]
David S. Ziegler
Executive Director
All items on this agenda are action items unless otherwise noted.

AGENDA

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Advisory Planning Commission on an agenda item not listed as a Public Hearing item, or on any other issue, may do so at this time. However, public comment on Public Hearing and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE ADVISORY PLANNING COMMISSION IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

IV. DISPOSITION OF MINUTES

V. PUBLIC HEARING AND RECOMMENDATIONS

A. Adoption of Chapter 97, Employer-Based Trip Reduction Ordinance

B. Amendment of Plan Area Statement 108, Winnemucca Residential, or Plan Area Statement 110, South "Y" Commercial, to Allow Medical Offices

C. Amendment of Plan Area Statement 080, Kingsbury Drainage, to Include Public Health and Safety Facilities as a Permissible Use

D. Amendment of Chapter 91, Air Quality Control, Relative to Wood Heater Retrofit Program (Section 91.3.B(5)(a))

E. Draft EIS, U.S. Forest Service Lake of the Sky Facility, Placer County

F. Draft EIS, Sierra Nevada College, Proposed New College Campus, Washoe County

VI. PLANNING MATTERS

A. Discussion on TRPA/Local Jurisdiction Substitute Sign, Parking, and Design Standards and Guidelines
VII. REPORTS

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

VIII. PENDING MATTERS

IX. RESOLUTIONS

X. ADJOURNMENT
MEMORANDUM

November 30, 1993

To: Advisory Planning Commission

From: TRPA Staff

Subject: Employer-Based Trip Reduction Ordinance

Staff is requesting comment and direction from the APC prior to a subsequent formal review and hearing of a final draft of Chapter 97 of the Code of Ordinances, Employer-Based Trip Reduction Ordinance. This chapter will be implementing an element of the 1992 Regional Transportation Plan - Air Quality Plan (RTP-AQP), and is intended to assist in the achievement and maintenance of environmental thresholds for transportation, air and water quality.

The Employer-Based Trip Reduction Ordinance was considered by the APC in draft form in June, July and August of this year. It was subsequently reviewed by the local Chambers of Commerce, the Tahoe Transportation Coalition and the Technical Advisory Committee. In order to incorporate the concerns raised by these groups into the Ordinance, staff is currently working on revisions. A draft ordinance containing these revisions, along with a list of several major issues, will be presented by staff for review at the December meeting. The draft Trip Reduction Ordinance will be provided at the meeting or directed to the APC members under separate cover prior to the meeting.

If there are any questions regarding this agenda item, feel free to contact Bridget Mahern at (702) 588-4547.

/bm

AGENDA ITEM V.A.
Planning for the Protection of our Lake and Land
November 29, 1993

To: Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Plan Area Statement 108, Winnemucca Residential, or Plan Area Statement 110, South "Y" Commercial to Allow Medical Offices

Proposed Action: The owner of APN 023-393-17 & 21 requests a plan area statement amendment to allow consideration of medical offices on the subject parcel(s) (see Attachment A map). This requires an amendment of the plan area in which the property is currently located (PAS 108 Winnemucca) to allow medical offices, or an amendment of the adjacent plan area (PAS 110 South "Y") to adjust the PAS boundary to include the property. Also, included is an update to the improvement program section.

Recommendation: Staff recommends the amendment of PAS 110 South "Y" boundary to include the subject property (see map in Attachment B) and to update this PAS improvement program (see Attachment B).

Location/Description: The two vacant parcels, approximately 0.5 acres in total size, are located in PAS 108, Winnemucca Residential in the City of South Lake Tahoe across from Barton Hospital. Refer to the Existing Use Map shown in Attachment C. The subject parcels are located immediately adjacent to PAS 110, South "Y" Commercial/Public Service, a preliminary community plan area.

The PAS 110 neighborhood surrounding the hospital is a mixture of professional offices, mainly doctor's offices and various types of residences. The PAS 108 neighborhood is a single family residential area which was blocked off from PAS 110 in 1982 as a result of the abandonment of a portion of South Avenue (see Attachment D). The land capability is good (Capability 7) throughout the area and not a factor in the analysis.

Discussion: The applicant originally applied to amend the predominantly single family residential PAS 108 to create a spot zone to permit medical offices (see Attachment E). APC requested staff to look at both of the above PAS amendment alternatives. The applicant, TRPA staff, and the City of South
Lake Tahoe staff agree that the subject parcels are a good location for medical offices. This is based on two recent changes in the neighborhood. The first change is that Barton Hospital has recently expanded to the east in the direction of these parcels. The second and more important reason is that the construction of a cul-de-sac on South Street has physically created an access barrier between the residential area (PAS 108) and the commercial area (PAS 110). Access to the subject parcels is now through PAS 110.

Although the use change matches the new street pattern, it should be noted that one property owner in the area objects to any PAS amendments that allow office type development closer to the existing single family houses. The break between districts is located on the back parcel lines and keeps the character of Second Street and Winnemucca intact, but it does shift the office uses closer to the single family residences.

Staff feels that the proposal to amend PAS 110 is appropriate because that is where the hospital and the other medical office buildings are located and where the access will be. The amendment matches the planning intent of PAS 110, Special Area #2 (see Attachment B), and not the planning intent of PAS 108. In order to approve the proposed PAS amendment, community plan boundary adjustment findings contained in Code Chapter 14 must be made. The required Chapter 14 findings with the rationales are in Attachment F.

Another reason for supporting the PAS 110 boundary change proposal is that it is more consistent with the local zoning amendment that is being considered by the City of South Lake Tahoe. The existing City of South Lake Tahoe General Plan and zoning designation for the subject parcels is low density residential (LDR). The zoning is currently consistent with the existing TRPA Plan Area Statement 108. The City's LDR zone does not permit professional offices, therefore, the proposed use would also require amendment of the City's General Plan and zoning. The City is going to amend the General Plan and zoning by moving the adjacent high density residential designation over to the subject parcels to match the proposed PAS 110 amendment.

Required Findings: The following findings must be made prior to adopting the proposed amendments:

A. Chapter 6 Findings:
   1. Finding: The project is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, and other TRPA plans and programs.

   Rationale: There is no specific Goal or Policy relating to this amendment. The amendment to PAS 110 to allow medical offices on the subject property is consistent with the planning theme, strategy, and planning statement of PAS 110. The adjustment of the boundary meets the Chapter 14 boundary line adjustment requirements.
2. **Finding:** That the project will not cause the environmental thresholds to be exceeded.

**Rationale:** The PAS 110 amendment will not cause thresholds to be exceeded and may reduce vehicle miles traveled because of its close proximity to the hospital and the fact that additional commercial development may only occur through transfer.

3. **Finding:** Wherever federal, state and local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the Compact, the project meets or exceeds such standards.

**Rationale:** TRPA project review requirements will assure compliance with the applicable standards.

**Environmental Documentation:** Based on completion of an Initial Environmental Checklist (IEC) for the proposed action, staff is able to recommend a Finding of No Significant Effect (FONSE).

The applicant's traffic information report identifies a potential of up to 144 new daily vehicle trip ends (DVTE) with project buildout. This is expected to cumulatively impact existing levels of service at two nearby intersections (US 50/California 89—the Wye, and US 50/Tahoe Keys Boulevard) which are currently modeled as LOS E by the RTP/AQP.

The Code provides individual projects shall contribute their share of mitigation through the mitigation fee requirement. In addition, the RTP/AQP calls for these intersections to be improved between 1992 and 1997. The funding for the Tahoe Keys intersection ($2,400,000) and the Wye intersection ($250,000) is being acquired. The City is requesting Caltrans funds to contract the Tahoe Keys intersection improvements in 1995 and the South Wye intersection will be approved as part of the transit terminal project scheduled in 1994. Caltrans has included these projects in the STIP, but has not yet approved the funding.

Staff will begin this item with a brief presentation. Please contact Gordon Barrett at (702) 588-4547 if you have any questions or comments regarding this agenda item.
110 -- SOUTH "Y"

PLAN DESIGNATION:

Land Use Classification
Commercial-Public Service

Management Strategy
Redirection

Special Designation
Preliminary Community Plan Area

TDR Receiving Area For:
1. Existing Development
2. Multi-Residential Units (S.A. #2 only)

Preferred Affordable Housing Area
Multi-Residential Incentive Program
(S.A. #2 only)

Scenic Restoration Area

DESCRIPTION:

Location: This is the commercial area around the Highway 50 - Highway 89 intersection in South Lake Tahoe. This area is located on TRPA maps G-18, G-19, F-18, and F-19.

Existing Uses: The area is a mixture of commercial, tourist, residential and public service uses. The area is 80 percent built out.

Existing Environment: The area is classified as 65 percent low hazard, ten percent moderate hazard and 25 percent SEZ. The land coverage is 55 percent with an additional 20 percent disturbed.

PLANNING STATEMENT: This area should continue to be a regional commercial area but should be redirected for more efficient use.

PLANNING CONSIDERATIONS:

1. The area experiences traffic congestion during peak periods.
2. Scenic Roadway Units 1 and 35 are in this area and are targeted for scenic restoration as required by the scenic threshold.
3. There are access and parking problems along Highways 50 and 89.
4. There are flooding and SEZ encroachment problems.
5. There are occasional noise and odor complaints directed at the refuse company.
6. Barton Hospital operates a waste incinerator and gas-fired boiler.
7. The northern portion of this area is in need of additional fire hydrants and water mains.

**SPECIAL POLICIES:**

1. A community plan is the preferred method of guiding new development.

2. A community/redevelopment plan should emphasize commercial activity centers, transit-oriented services, multi-family housing, and SEZ restoration.

3. Uses incompatible with the scenic restoration plan should be encouraged to relocate off of Highways 50 and 89.

4. Properties in Special Area #1 should be considered a preferred area for industrial type uses. Properties in Special Area #2 should be considered a preferred area for multi-residential, professional offices and hospital-related uses.

5. The TRPA and the City of South Lake Tahoe Redevelopment Agency will evaluate all or portions of this Plan Area for a Special Designation as Eligible for Redevelopment Plans after substantial progress has been made toward implementation of the redevelopment plan in PAS 089, 091 and 092.

6. Light industrial, wholesale/storage and other similar uses should be located in the industrial area north of the "Y" (Special Area #1) and residential and medical uses should be located by Barton Hospital (Special Area #2).

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

**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 (except as noted in Special Areas #1 and #2).

- **Residential**
  - Employee housing (S) and multiple family dwelling (S).

- **Tourist Accommodation**
  - Bed and breakfast facilities (A), hotel, motels Accommodation and other transient dwelling units (A), and timeshare (hotel/motel design) (S).

- **Commercial**
  - Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S) service stations (A), amusements and recreation services (A), privately owned assembly and entertainment (S), outdoor amusements (S), animal husbandry services (S), broadcasting studios (A), business support services (A), contract construction services (S), financial services (A), health care services (A), laundries and dry cleaning plant (S), personal services (A), professional offices (A), repair services (A), sales lots (S), schools -

PAS 110 -- SOUTH "Y" Page 2
business and vocational (S), secondary storage (S), printing and publishing (S), small scale manufacturing (S), vehicle storage and parking (S), and warehousing (S).

Public Service

Churches (A), cultural facilities (A), day care centers/pre-schools (A), government offices (A), local assembly and entertainment (A), local post office (A), local public health and safety facilities (A), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (S), regional public health and safety facilities (S), schools - kindergarten through secondary (S), social service organizations (A), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

Recreation

Day use areas (A), participant sports facilities (S), outdoor recreation concessions (S), riding and hiking trails (S), and visitor information center (S).

Resource Management

Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

Special Area #1: The following list of permissible uses is applicable in Special Area #1.

Residential

Mobile home dwelling (S).

Commercial

Auto, mobile home and vehicle dealers (A), building materials and hardware (A), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (A), service stations (A), animal husbandry services (A), auto repair and service (A), broadcasting studios (A), business support services (A), contract construction services (A), financial services (A), health care services (A), laundries and dry cleaning plant (A), personal services (A), professional offices (A), repair services (A), sales lots (A), schools - business and vocational (S), secondary storage (A), food and kindred products (A), fuel and ice dealers (A), industrial services (A), industrial services (A), printing and publishing (A), small scale manufacturing (A), storage yards (A), vehicle and freight terminals (A), vehicle storage and parking (A), warehousing (A), and wholesale and distribution (A).

Public Service

Churches (S), collection stations (A), cultural facilities (A), day care centers/pre-schools (A), government offices (S), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (S), public utility centers (A), regional public health and safety facilities (S), social service organizations (S), pipelines and power transmission (A), transit

PAS 110 -- SOUTH "Y"
Page 3
stations and terminals (A), transportation routes (S), and transmission and receiving facilities (A).

Recreation
Day use areas (A) and participant sports facilities (S).

Resource Management
Same as General List.

Special Area #2: The following list of permissible uses is applicable in Special Area #2.

Residential
Employee housing (A), mobile home dwelling (S), multiple family dwelling (A), multi-person dwelling (A), nursing and personal care (A), residential care (A), and single family dwelling (S).

Tourist Accommodation
Bed and breakfast facilities (S).

Commercial
Nursery (S), animal husbandry services (S), health care services (A), professional offices (A), schools - business and vocational (S), secondary storage (S), and vehicle storage and parking (S).

Public Service
Airfields, landing strips and heliports (new non-emergency sites prohibited) (S), churches (S), cultural facilities (S), day care centers/pre-schools (A), government offices (S), hospitals (A), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (S), schools - kindergarten through secondary (S), social service organizations (S), pipelines and power transmission (S), transit stations and terminals (S), and transportation routes (S).

Recreation
Day use areas (S), recreation center (S), and participant sports facilities (S).

Resource Management
Same as General List.

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></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel</td>
</tr>
<tr>
<td>Multiple Family Dwelling</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Mobile Home Dwelling</td>
<td>8 units per acre</td>
</tr>
<tr>
<td>Multi-person Dwelling</td>
<td>25 people per acre</td>
</tr>
<tr>
<td>Nursing and Personal Care</td>
<td>25 people per acre</td>
</tr>
<tr>
<td>Residential Care</td>
<td>25 people per acre</td>
</tr>
</tbody>
</table>
Employee Housing  As per limitations above
Tourist Accommodation
Bed and Breakfast  10 units per acre
Hotel, Motel and other
Transient Units
-with less than 10%  
of units with kitchens  40 units per acre
-with 10% or more units  
with kitchens  15 units per acre
Timeshare  As per the limitations
set forth in this table

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Special Area #2 of this Plan Area is 175 units.

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 65 CNEL except for Special Area #2 which is 55 CNEL. The maximum community noise equivalent level for the Highway 89 and 50 corridors is 65 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 Volume III of the Surface Water Quality Management Plan as shown on Figure VIII-1 through 18 of Volume I of the 208 Water Quality Plan.
2. The highway and transit improvements indicated in the Transportation Element of the Regional Goals and Policies Plan.
3. Stream zone restoration as indicated in Volume III of the Water Quality Management Plan—the Stream Environment Zone Restoration Program. (To be completed.)
4. The scenic restoration and landscaping improvements indicated in the Scenic Quality Implementation Program for the Highway 89 and 50 corridor. (To be completed.)
Plan Area 108

Area to become special area 1 in plan are 108.

Plan Area 110
Special Area 2

Plan Area 109

Basin Strategies
Planning and Consulting Services
P. O. Box 11945, Zephyr Cove, NV 89448
(702) 588-8722 (Fax) 588-8689

A portion of TRPA map G - 18 and G - 19
Lake Tahoe Region showing plan area boundaries
Prepared By: VEB 5/23/93

Staff Proposed Plan Area Amendment
APN's 23-393-17 and 21
108 -- WINNEMUCCA

PLAN DESIGNATION:

- Land Use Classification: RESIDENTIAL
- Management Strategy: MITIGATION
- Special Designation: NONE

TDR RECEIVING AREA FOR:

1. Existing Development

DESCRIPTION:

Location: This Plan Area is located south of Highway 50 adjacent to the meadow surrounding the Upper Truckee River and is located on TRPA maps G-18 and G-19.

Existing Uses: The area is approximately 75 percent built out with residential uses. The primary use is single family residences.

Existing Environment: The area is primarily low hazard with ten percent of the land identified as SEZ. Existing hard coverage is 30 percent plus an additional 15 percent disturbed.

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

PLANNING CONSIDERATIONS:

1. This area has a lack of adequate drainage improvements.

2. This area is in need for additional fire hydrants and an improved water system.

SPECIAL POLICIES: No special policies

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.

- Commercial: Healthcare services (S) Special Area #1 Only
- Recreation: Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
Resource Management

Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

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

USE

MAXIMUM DENSITY

Residential

Single Family Dwelling 1 unit per parcel

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 Volume IV of the Surface Water Quality Management Plan as shown on Figure VIII-1 through 18 of Volume 1 of the 208 Water Quality Plan.

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

3. Stream zone restoration as indicated in Volume III of the Water Quality Management Plan the Stream Environment Zone Restoration Program. (To be Completed.)

PAS 108 -- WINNEMUCCA
Page 2
Plan Area 110
Special Area 2

Plan Area 109

Plan Area 108

Area to become special area 1 in plan are 108.

Subject Parcels

Proposed Plan Area Amendment
APN's 23-393-17 and 21

Basin Strategies
Planning and Consulting Services
P. O. Box 11945, Zephyr Cove, NV 89448
(702) 588-8722 (Fax) 588-8689

A portion of TRPA map G - 18 and G - 19
Lake Tahoe Region showing plan area boundaries
Prepared By: VEB 5/23/93
CHAPTER 14 EXCERPTS REGARDING AREAS ELIGIBLE FOR COMMUNITY PLANS

14.3 Eligible Areas: Areas eligible for community plans are designated on the map referred to in the Goals and Policies, Land Use Subelement, Land Use Element Goal #2, Policy 6.1. Preliminary boundaries for those areas are shown on plan area maps. The preliminary boundaries may be adjusted as part of the community plan process. A community plan area may consist of more than one part, provided each part, distinctly enclosed within its own boundary, complies with the requirements of this section. Any adjustment of boundaries, including the establishment of parts, shall be subject to TRPA making the following findings at the time of community plan adoption:

14.3.A Commercial Uses: The area within the boundaries is an area where commercial uses are concentrated or should be concentrated; is served or easily served by transit systems; which has adequate highway access; which has or can have housing in the vicinity available for employees working in the area; and which otherwise qualifies as an area suitable for continued or increased levels of commercial activity. Some areas, because of their existing and proposed development patterns, may incorporate more than commercial use classifications.

Rationale: This area if added to the "Y" Community Plan area is proposed for commercial uses (medical offices next to the hospital) and currently served by transit. The CP area is also a housing area.

14.3.B Traffic Considerations: The nature and intensity of uses proposed for the area within the boundaries is demonstrably consistent with the achievement of VMT reduction policies and level of service goals for street and highway traffic established for the plan area.

Rationale: The location of medical offices close to the hospital should reduce VMT impacts, especially if the development occurs through transfer. There are no new allocations until the adoption of the community plan.

14.3.C Concentration: The area within the boundaries will encourage concentration of commercial development, discourage the maintenance or exacerbation of strip commercial development and shall not allow isolated areas of commercial or tourist accommodations unrelated to the central commercial area.

14 - 1
Rationale: This concentrates development near the hospital and is not exacerbating the the U.S. 50 strip development.

14.3.D Size: The area within the boundaries is a size consistent with the needs for additional commercial development established by the needs assessment which evaluated the entire area of the community plan, taking into account the needs and opportunities of the Region taken altogether.

Rationale: The CP has a tentative allocation of 15,000 sq. ft. of commercial floor area based on a south shore needs assessment. SA #2 has numerous vacant parcels (far in excess of the commercial need); but it also has 175 residential bonus units assigned to it.
MEMORANDUM

November 23, 1993

To: Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Plan Area Statement 080 - Kingsbury Drainage, to Allow Local Public Health and Safety Facilities as a Special Use

Proposed Action: Amend the general use list of Plan Area Statement 080 to allow local public health and safety facilities as a special use and to update the improvement program section. This is a request initiated by the South Tahoe Public Utility District (STPUD) which ultimately will propose an expansion of its existing water storage reservoir.

Recommendation: Staff recommends that the APC recommend approval of the proposed Plan Area amendment to the Governing Board. Refer to proposed language on page 2 of Attachment A.

Background: South Tahoe Public Utility District (STPUD) submitted an expansion project of the Stateline Storage Reservoir for inclusion in TRPA’s 1993-1997 List of Additional Public Service Facilities. During the review, it was determined that local public health and safety facilities are not a permissible use in the Plan Area Statement, thereby excluding it from being placed on the required Public Service List. Thereafter, STPUD initiated a PAS amendment so that the expansion of the existing water storage reservoir will be eligible for the 1994-1998 Public Service List.

STPUD is pursuing an expansion of the existing facility to bring storage capacity up to current requirements to meet standard engineering practices and meet mandates set by the California Department of Health Services. Furthermore, due to the proposed redevelopment of the Park Avenue Area, the South Lake Tahoe Fire Department has requested enough water to provide 3,000 gpm for 3 hours for fire protection. Currently, STPUD has inadequate storage to meet the demands projected by the fire department.

Findings: Prior to amending the Regional Plan, TRPA must make certain findings.

Chapter 6 Findings: Section 6.4 requires that to approve any plan area amendment, TRPA must make the following findings:

1. Finding: The amendment will not cause the environmental thresholds to be exceeded.

Rationale: This plan area amendment will not permit an increase in
development potential beyond that contemplated by the Regional Plan. It will provide local public service providers the opportunity to apply to TRPA to develop new and expanded public service uses, which must be consistent with the Regional Plan.

2. **Finding:** Wherever federal, state, and local air and water quality standards applicable to the Region, whichever are stricter, must be attained and maintained pursuant to Article V(d) of the Compact, the amendment meets or exceeds such standards.

   **Rationale:** The amendment is consistent with the Federal, State, and local air and water quality standards pursuant to Article V(d) of the Compact in that the expansion of the existing water storage facility will not create additional vehicle miles travelled, therefore, there is no additional impact to air or water quality.

3. **Finding:** The Regional Plan as amended, achieves and maintains the thresholds.

   **Rationale:** See findings 1 and 2 above.

**Environmental Documentation:** Staff has reviewed the Initial Environmental Checklist (IEC) submitted by the applicant, and based on the fact that the current PAS allows for the consideration of other public service uses such as, pipelines and power transmission lines, public utility centers, transit stations and terminals, transmission and receiving facilities, and transportation routes which would have an equal or greater potential environmental impact, staff proposes a finding of No Significant Effect (FONSE) for the plan area amendment.

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

11/18/93
080 -- KINGSBURY DRAINAGE

PLAN DESIGNATION:

- Land Use Classification: CONSERVATION
- Management Strategy: MITIGATION
- Special Designation: NONE

DESCRIPTION:

Location: This is the backdrop country in the Kingsbury Grade area. The boundaries of this Plan Area are depicted on TRPA maps H-16, H-17, I-15, and I-16.

Existing Uses: This area includes large acre residential sites, the old Douglas County dump and maintenance yard, stables, the Park Ranch, and other miscellaneous uses.

Existing Environment: Approximately 90 percent of the area is classified as high hazard, five percent moderate, and five percent SEZ. The land coverage and disturbance is low to moderate.

PLANNING STATEMENT: This area should be rehabilitated to provide watershed restoration to enhance the area's natural features and qualities.

PLANNING CONSIDERATIONS:

1. There is extensive disturbance due to prior and existing uses and roads.
2. Off-road vehicle use is creating localized erosion problems and nuisances.
3. There is a general lack of infrastructure and services.
4. Status of the Shulz paper subdivision is uncertain.
5. There are numerous water filings totaling 11.46 cfs on Edgewood Creek; water flows in the creek are estimated to be from 1/4 to 2 cfs.
6. Scenic Roadway Unit 44 is within this Plan Area.
7. The U.S. Forest Service permit for Heavenly Valley ski area extends into this area. Although not currently approved, a major tramway has been proposed for accessing the ski area from the casino core. The Plan Area boundary may be modified as appropriate on approval of the ski area Master Plan.
8. The Agency Wildlife Map identified a deer migration corridor into this Plan Area.

SPECIAL POLICIES:

1. This is a high priority area for land coverage reduction (i.e., roadway retirement).
2. The county dumpsite should become a public service maintenance area (Special Area #1).
3. The lower portions of this Plan Area should be considered in the Community Plans for Stateline and Kingsbury. A developed campground next to the casino area should be considered to alleviate the recreational vehicle parking problem.

4. The area adjoining Highway 50 should be maintained as a scenic view corridor.

5. Caesars Tahoe open space (Parcel 1) recorded in Book 1078, Page 634, of the Official Records of Douglas County is located in this area and should continue to be maintained as a scenic view corridor and as a historic site. All activities taking place on the Caesars Tahoe property should be viewed in light of said open space.

6. The Edgewood Water Company shall be considered an allowed use (A) pursuant to Chapter 18 and the Permissible Uses section in this PAS.

**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**
- Domestic animal raising (S), single family dwelling (S), and summer homes (S).

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

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

**Resource Management**
- Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), farm/ranch accessory structures (A), grazing (A), range pasture management (A), range improvement (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), prescribed fire management (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A), and SEZ restoration (A).

**Special Area #1:** The following list of permissible uses is applicable to Special Area #1.

All the uses listed on the General List plus the following:

**Public Service**
- Regional public health and safety facilities (S), storage yards (S), local public health and safety facilities (S), and utility centers (S).
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></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>1 unit per parcel (TDR only)</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
</tr>
<tr>
<td>Developed Campgrounds</td>
<td>8 sites per acre</td>
</tr>
<tr>
<td>Recreation Vehicle Park</td>
<td>10 units 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. The maximum community noise equivalent level for the Highway 50 corridor is 65 CNEL and for the Highway 207 corridor 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 USES 0 PAOT       OVERNIGHT USES 0 PAOT

OTHER: 13 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. Improvements required by Volume IV of the Surface Water Quality Management Plan as shown on Figure VIII-1 through 18 of Volume I of the 208 Water Quality Plan.

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

3. Stream zone restoration as indicated in Volume III of the Water Quality Management Plan the Stream Environment Zone Restoration Program. (To be Completed.)
November 30, 1993

To: Advisory Planning Commission

From: Agency Staff

Subject: Amendment of Chapter 91, Air Quality Control, Relative to Wood Heater Retrofit Program (Section 91.3.B(5)(a))

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Staff Recommendation

The staff recommends the APC conduct a public hearing and recommend to the Governing Board adoption of the proposed minor amendment.

Background

Subsection 91.3.B of the Code of Ordinances establishes the regulations for protection of air quality with respect to wood heaters. Paragraph (5) of that subsection establishes the wood heater retrofit program and says that, effective January 1, 1993, prior to any sale, transfer or conveyance of any building, all existing wood heaters, excluding legally existing open fireplaces which are not primary heat sources, shall comply with the emission standards of 91.3.B.

Paragraph 91.3.B(5)(a) requires a notarized statement of the seller, on a form provided by TRPA, of compliance with the wood heater retrofit program. The staff recommends that the wood "notarized" be dropped from this requirement.

Discussion

The wood heater retrofit program is less than a year old, and TRPA does not have a complete analysis of its effectiveness. However, preliminary indications are that the level of compliance could be substantially improved. Numerous discussions with realty professionals have indicated that the requirement for a notary is one impediment to gaining compliance with the requirements of 91.3.B(5). There is no legal requirement (other than that in the Code itself) to obtain a notarized signature from the seller, and notarization does not add significantly to TRPA's ability to gain compliance with 91.3.B(5).

Based on ongoing and future discussions with other air quality control agencies, wood heater manufacturers and vendors, and realty professionals, TRPA may propose additional tune-up amendments to 91.3.B(5) in 1994. However, this proposed amendment is straightforward and can be accomplished immediately.

DZ/JHN
11-30-93

Agenda Item V.D

Planning for the Protection of our Lake and Land
Memo to Advisory Planning Commission
Amendment of Chapter 91, Wood Heater Regulations
November 30, 1993
page 2

Environmental Documentation

The staff will recommend a finding of no significant effect for the proposed amendment, since it is technical in nature and will increase the level of compliance with the wood heater regulations.

Questions or Comments?

If you have any questions or comments on this agenda item, contact John Hoole at (702) 588-4547.
November 22, 1993

To: Advisory Planning Commission

From: TRPA Staff

Subject: Draft Environmental Impact Statement, U.S. Forest Service Lake of the Sky Facility

Staff Recommendation: There is no action requested on this item at this time. Agency staff is requesting input and comments on the technical adequacy of the Draft Environmental Impact Statement (EIS).

Background: On November 11, 1993, copies of the Draft EIS were hand-delivered to members of the Advisory Planning Commission (APC) at the APC meeting. In addition, on November 18, 1993, copies of the document were mailed to APC members that were absent from the November 11 meeting. The public comment period for the EIS began on November 19, 1993, and will conclude on January 21, 1994.

The Draft EIS examines the environmental impacts of the construction of a new visitor center in Tahoe City on property known as the "64 acre tract". The EIS studied seven alternatives, including the preferred alternative. The applicant's preferred alternative includes:

* One 10,000 square foot interpretive building,
* A new 80 to 100 vehicle parking area,
* A new 750 foot long pier in Lake Tahoe,
* A new 60 space community parking area and transit terminal, and
* New nature trails.

Existing uses on the property include: A raft launch for the Truckee River, 66 car parking area, bicycle trails, and beach access.

On March 16, 1990, the Forest Service released the first draft EIS for public comment. Due to the high number of comments received (220 letters were submitted), the Forest Service revised the first draft and re-circulated the document in late 1992. The current draft is being circulated for comments pursuant to TRPA rules and regulations. TRPA's circulation period is different from that of the Forest Service's.

A representative from the Forest Service will be present at the APC meeting, and will give a brief summary on the draft document, including identified environmental impacts of the proposed project. If you have any questions concerning this item, please contact Lyn Barnett in the Project Review Division at (702) 588-4547.

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11/23/93

AGENDA ITEM V.E.

Planning for the Protection of our Lake and Land
MEMORANDUM

November 22, 1993

To: Advisory Planning Commission

From: TRPA Staff

Subject: Draft Environmental Impact Statement, Sierra Nevada College, Proposed New College Campus

Staff Recommendation: There is no action requested on this item at this time. Agency staff is requesting input and comments on the technical adequacy of the Draft Environmental Impact Statement (EIS).

Background: On October 26, 1993, copies of the Draft EIS were mailed to members of the Advisory Planning Commission. The public comment period began on November 1, 1993, and is scheduled to conclude on December 31, 1993. The document examines the environmental impacts of relocating Sierra Nevada College from its present location on College Drive in Incline Village, to a new location at the intersection of Country Club Drive and Incline Way in Incline Village. The applicant's preferred alternative (Master Plan Option) includes the following facilities on the new campus:

* Dormitory buildings,
* Academic buildings,
* Performing arts center,
* Student union building, and
* Two parking structures.

The applicant's proposed master plan is not intended for TRPA adoption, and is to be an internal document for use by the college only. TRPA does not require that a master plan be approved for this project.

This proposal has been in the planning stages since 1969, when the college was first opened. In January, 1991, the college held a public workshop that was attended by over 100 area residents, faculty, and students for input into the planning process. A complete history of the college's efforts to expand can be found on pages 4-2 and 4-3 of the EIS.

Kaufman Planning and Consulting Services, who prepared the draft EIS, will be present at the APC meeting and will give a brief summary of the draft document, including the identified environmental impacts of the proposed project. If you have any questions concerning this item, please contact Lyn Barnett in the TRPA Project Review Division at (702) 588-4547.

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11/22/93

AGENDA ITEM V F.

Planning for the Protection of our Lake and Land
MEMORANDUM

November 19, 1993

To: Advisory Planning Commission

From: TRPA Staff

Subject: Discussion on TRPA/Local Jurisdiction Substitute Sign, Parking, and Design Standards and Guidelines

Proposed Action: Staff is requesting an APC recommendation on pursuing joint TRPA/local government parking, sign, and design standards and guidelines for each local jurisdiction in conjunction with community planning. These standards and guidelines will substitute for TRPA Code Chapters 24, 26, and 30.

Recommendation: Staff recommends TRPA pursue the necessary actions, including ordinance amendments, to pursue adoption of the joint standards and guidelines which meet an "equal or superior" test to TRPA standards.

Background: The community planning process in Douglas County, the City of South Lake Tahoe, and Placer County has set the foundation for using one set of standards and guidelines for design, parking, and signs for each jurisdiction within the CP boundaries.

The standards/guidelines are arranged in chapters covering the subjects of parking, design, signs, and related subjects. There are general chapters that apply to all community plans in that jurisdiction and special chapters that apply to each specific community plan.

It is the intent that these common standards/guidelines will apply to the areas within the community plans and, if possible, to the rest of the local jurisdictions in the Region. It is anticipated that in February the South Lake Tahoe Stateline/Ski Run CP and the Tahoe City CP will be before TRPA for consideration. The two local jurisdictions will be requesting that the standards/guidelines be applied beyond the community plan areas.

Current Code Requirements: The Code does not prohibit these joint standards and guidelines; however, it does not set forth the provisions for all of them as noted below:
Chapter 14 Community Planning - The TRPA Code provides for the authorization for Community Plans to have "equal or superior" substitute standards for parking, signs, and design.

Chapter 24 Driveway and Parking - There is no specific language providing the authorization for local jurisdictions to have substitute parking standards, or for TRPA and local government to have joint substitute standards. The current interim parking standards use the local jurisdiction's standards except for a few basic standards. TRPA is currently working on parking standards that could be integrated into the joint standards.

Chapter 26 Signs - The TRPA Code provides for the authorization for community plans and/or local jurisdictions to provide substitute sign standards. The criteria for adopting these substitutions is provided.

Chapter 30 Design - The TRPA Code provides for the authorization for local jurisdictions to have equal or superior substitute design guidelines. There are no provisions for substitute design standards for local jurisdictions except as provided for the joint substitute standards in community plans.

If you have any questions or comments concerning this agenda item, please contact Gabby Barrett at (702) 598-4547.